County of San Diego Housing Element 1999-2004

General Plan Part IX

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SECTION I
INTRODUCTION

INTRODUCTION

Preface

The Housing Element is a component of the General Plan that assesses the housing needs of all economic segments of the unincorporated area. The Housing Element also defines the goals and policies that will guide the County's approach for addressing identified needs and recommends a set of action programs that will implement policies over the next five years.

State law requires that all cities and counties adopt a Housing Element that responds to the special housing needs of their jurisdictions. This Housing Element was prepared in 1998-1999 by revising and updating the previously adopted Housing Element. The revisions incorporate the most current data and information available, including an evaluation of the Housing Element adopted in 1996, an assessment of identified housing needs, and an identification of potential public and private sector resources. Revisions were made to the 1999 Housing Element in response to comments from the California Department of Housing and Community Development (HCD), non-profit housing providers, the private sector, other public agencies, and the general public.

Scope of the Housing Element/State Law

Article 10.6 of the California Government Code describes Housing Element law. Major requirements include the following:

1. An analysis of population and employment trends, documentation of projections, and quantification of existing and projected housing needs for all income levels.

2. An analysis and documentation of household characteristics, such as the age of housing stock, tenancy type, overcrowded conditions, and the level of payment compared to ability to pay.

3. An analysis and documentation of special needs, such as single female head of households, homeless individuals, individuals with disabilities, large families, farm workers, and the elderly.

4. A regional share of the total regional housing need for all income categories.

5. An inventory of land suitable for residential development, including vacant and infill/redevelopment opportunities. This analysis also looks at potential residential sites and their accessibility to adequate infrastructure and services.

6. Identifying actual and potential governmental constraints that could potentially impede the maintenance, improvement, and development of housing for all income groups. This analysis also includes demonstrating a jurisdiction's efforts

to remove governmental constraints that impede a jurisdiction from meeting its share of the regional housing need.

7. Identifying actual and potential non-governmental constraints. These are constraints that are usually market driven, such as the price of land, the availability of financing, and construction and labor costs.

8. Identifying and analyzing opportunities for energy conservation in residential developments.

9. An inventory of at-risk units that have the possibility of converting to market rate. This includes estimating the total cost of replacement units of comparable size and rent levels, identifying non-profits that have the capacity of acquiring and managing such developments, and identifying a comprehensive list of potential federal, state, and local funds/subsidies that can be used to preserve at-risk units.

10. A statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the improvement, maintenance, and development of housing, including a five-year schedule of actions that a jurisdiction is undertaking or intends to undertake to implement the polices and achieve the goals and objectives of the Housing Element.

State law recognizes that the total housing need may exceed available resources and a jurisdiction's ability to satisfy identified needs. As a result, quantified objectives do not need to match the total housing need. However, a jurisdiction is required to establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

State law requires that adequate opportunity for public participation be solicited from all economic segments of the community, towards the preparation of the Housing Element and that work be coordinated with other local jurisdictions within the regional housing market area.

Case Law

Decisions by U.S. and State courts have provided specific interpretations of the laws related to housing. The importance of Housing Elements has been reinforced by the courts, especially in California where landmark decisions have been made.

Buena Vista Apartment Association v. City of San Diego Planning Department (1985) was the first appellant level decision to interpret Article 10.6 of the Government Code. The court found that the city's Housing Element lacked programs encouraging the conservation of mobilehome parks or existing affordable apartment rental units.

Consequently, the court ordered the city to amend its Housing Element with conservation programs to substantially comply with State law.

In *Committee for Responsible Planning v. City of Indian Wells* (1989), the court ruled that Indian Well's General Plan was invalid due to its failure to achieve internal consistency and failure to address required statutory requirements in its Housing Element. As a result, the court placed a moratorium until the city brought its General Plan into compliance with State law.

In *Building Industry Association v. City of Oceanside* (1994), the court overturned the city's growth control initiative, because it conflicted with the broad, general language of the Housing Element to "protect, encourage and, where feasible provide, low and moderate income opportunities…"

In *DeVita v. County of Napa* (1995), the court upheld an initiative ordinance that prohibited the rezoning of agricultural land without a vote of the electorate. The court declared that the status of an initiative that either amends or conflicts with the Housing Element was not determined. However, an ordinance may be reconsidered if it poses an obstacle to the adequacy of future revisions.

In *Hoffmaster v. City of San Diego* (1997), the court declared that the city's Housing Element failed to provide adequate sites for transitional housing and emergency shelters. Consequently, the court required the City to identify available adequate sites and to approve all applications for emergency shelters and transitional housing until the City complied with State law.

Although many cases could be cited, the purpose of this section is not to provide a legal overview of housing case law, but to emphasize the importance of the Housing Element in potential litigation. This will become increasingly important as the courts review legal actions brought forth against cities and counties.

The relationship of the Housing Element to other elements of the General Plan (especially Land Use) and development/growth control measures will come under close scrutiny by the courts. As a result, it is critical that a jurisdiction's Housing Element be consistent with other elements of the County General Plan and that development/ growth control measures not act as a deterrent in addressing housing needs.

General Plan Consistency and Relationship to other General Plan Elements

The Housing Element is one of the seven General Plan elements required by State law, and the only element required to be revised every five years. The other elements of a general plan include Land Use, Circulation, Open Space, Conservation, Safety, and Noise. The County General Plan includes these State mandated elements as well as the Recreation, Seismic Safety, Scenic Highway, Energy, and Public Facility Elements. The connection between the Housing and Public Facility Elements is particularly important to establish in order to ensure that all housing proposals in the unincorporated area have access to adequate infrastructure and services.

The County Housing Element is consistent with the other elements of the County General Plan. The Housing Element does not propose changes to other elements of the County General Plan or the Zoning Ordinance. The Housing Element does not modify or relocate density, and doesn't recommend policies and action programs that would create housing at the expense of goals and policies within other County elements. However, several elements of the General Plan may affect housing development strategies because they govern actual or potential environmental or man-made factors that may impact the ability to accommodate housing.

The County Housing Element establishes housing goals, policies, and objectives, addresses governmental constraints, and identifies adequate sites to address housing needs (within the context of the Land Use Element) over a five-year period. Consequently, the Housing Element affects County policies for growth and the placement of residential uses. The success of housing programs in the unincorporated area depends on land use designations, transportation networks, and the availability of infrastructure and services.

The County's Regional Growth Management Plan is also incorporated in the County General Plan and the Zoning Ordinance. The Plan contains policies that phase growth with the availability of public facilities. Currently, the County and region's jurisdictions are working with the San Diego Association of Governments (SANDAG) in updating the Regional Growth Management Strategy. The purpose of the update is to identify new growth management actions that address such issues as increased economic opportunities, transportation accessibility, adequate housing sites, and the preservation of unique natural habitats.

The Housing Element is the policy framework that sets forth a range of action programs designated to meet the varying housing needs within the unincorporated area of San Diego County. Therefore, it should be used as a guide for communities to assess their housing needs while preserving and enhancing their unique community character. The County also has a variety of housing policies, ordinances, and programs that provide assistance, incentives, and regulatory relief to developers that provide affordable housing opportunities in the unincorporated area.

Sources of information

Preparation of the revised Housing Element for the 1999-2004 Housing Element cycle utilized current data, including the following:

- California Housing Partnership Corporation

- California Department of Housing and Community Development
- California Department of Finance
- Immigration and Naturalization Service, Statistical Branch
- National Association of REALTORS, “Real Estate Outlook,” 1995
- Regional Task Force on the Homeless, Regional Homeless Profile, May 1998
- SANDAG, Regional Housing Needs Statement – San Diego Region, 1999
- SANDAG, Evaluating Economic Prosperity in the San Diego Region: 1998 Update
- SANDAG, Housing Element Self-Certification Report: Implementation of a Pilot Program for the San Diego Region, 1998
- SANDAG, “2020 Cities/County Forecast,” February 1999
- SANDAG, “Demographic Characteristics Estimates,” January 1998
- SANDAG, “Population and Economic Characteristics Estimates,” January 1998
- SANDAG “Employment Inventory,” 1990
- SANDAG “Employment Inventory,” 1995
- SANDAG “Population and Housing Estimates,” January 1998
- SANDAG, “INFO, Profiling the Region’s Jurisdictions, Year of Incorporation by Jurisdiction,” July-August, 1998
- SANDAG, “INFO, Travel Behavior in the San Diego Region,” 1987
- SANDAG Travel Behavior Survey, 1995
- SANDAG 1995 Land Use Inventory
- San Diego County Apartment Association, Average Rental Rates by City/Area of San Diego, 1998
- County of San Diego Area Agency on Aging, Survey, 1997.
- San Diego County Department of Housing and Community Development, 1995-1999 Consortium Consolidated Plan, May 1995.

- San Diego County Department of Housing and Community Development, 1999-2000 Annual Funding Plan, May 1999.

- San Diego County Home Mortgage Disclosure Report Analysis, San Diego City-County Reinvestment Task Force, 1995.

- San Diego County Department of Planning and Land Use, GP 20/20 Draft Work Paper - Water and Sewer District Analysis

- San Diego County Department of Planning and Land Use Geographic Information System (GIS)

- San Diego Union Tribune, San Diego Home Resales, 1998

- U.S. Census Bureau, 1990

- U.S. Department of Defense, Demographic Research Unit, "Final Military Data for 1990 to 1998 for California," 1998

- U.S. Department of Housing and Urban Development, "America's Affordable Housing Shortage: Worst Case Needs for Housing Assistance in Metropolitan Areas," 1994

- U.S. Department of Housing and Community Development, Comprehensive Housing Affordability Data Book, 1993

- U.S. Department of Labor, Bureau of Labor Statistics CPI Detailed Reports, January 1995

- U.S. Housing Markets, Special Report, September 1997

- U.S. Naval Field Activities, Southwest, 1997

- U.S. Social Security Office

- The Research & Training Center on Independent Living's pamphlet: GUIDELINES FOR REPORTING AND WRITING ABOUT PEOPLE WITH DISABILITIES, 4th edition, 1993

The County recognizes that during this Housing Element cycle, new data may become available that may be more relevant or accurate than the data contained in this Housing Element. It is the intent of the County to use the most current data available when implementing action programs in the Housing Element.

SECTION II
GOALS, POLICIES
AND ACTION PROGRAMS

GOALS, POLICIES AND ACTION PROGRAMS

Goals

The Board of Supervisors has adopted four goals that are intended to formulate a County housing strategy and guide the implementation of the overall objectives of the Housing Element. The goals include the following:

1. Assist housing developers by ensuring that new residential construction will be made available to meet the needs of the region if adequate public services and facilities are in place. The County shall encourage and facilitate a variety of housing and tenancy types, and price ranges throughout the region.

2. Assist housing developers in providing adequate affordable shelter within an adequate living environment to all households in the region where public services and facilities are available; maximize the use of all Federal and State programs available to the region to provide housing for very low and low-income households; and encourage joint efforts by the region's jurisdictions and the County to accommodate their share of the regional housing need.

3. Assist housing developers through the expeditious processing of all ministerial and discretionary land use permits.

4. Maintain housing stock in good repair and protect residential communities from deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurance of safety and security, and a sense of community life.

HOUSING POLICIES AND ACTION PROGRAMS

The following section provides the policies and action programs that constitute the County's housing program for 1999 through 2004. Each action program includes a quantitative objective (where appropriate), anticipated impact, the department(s) responsible for implementation, potential funding sources, and the scheduled time for completion. The following index serves as a guide to specific policies:

Policy 1 Increase the Supply of Safe, Sanitary and Affordable Housing

Utilize all means possible to make available safe, sanitary, decent, and affordable housing that is consistent with all other elements of the General Plan. These means shall include but are not limited to the: powers of the County Department of Housing and Community Development (HCD); the Housing Authority of the County of San Diego; the Redevelopment Authority of the County of San Diego; the Department of Planning and Land Use; and the County of San Diego to expend funds to support affordable housing developments.

County HCD uses the following resources to promote affordable housing developments: State and Federal housing grants and loans, rehabilitation funds, tax-exempt revenue bond financing, density bonuses, public housing construction, non-profit partnerships, and loan assistance for resident mobilehome park acquisitions. Affordable housing is targeted for very low and low-income households. These are households where the household income does not exceed 50 percent (very low-income) and 80 percent (low-income) of the area median income, adjusted for household size.

Action Programs:

1. The County shall facilitate the development of affordable housing by continuing to identify adequate sites that will be made available through appropriate zoning and development standards, and with adequate public infrastructure and services.

   Anticipated Impact: Regional Share goals that can be attained.

   Responsible Agency: County DPLU.

   Financing: General Fund.

   Schedule: Ongoing.

2. Continue to provide coordination for the assistance of low-income housing and provide technical assistance to all developers of affordable housing within the unincorporated area.

   Anticipated Impact: Better inform developers by offering two workshops per year, producing informational brochures and enhancing and maintaining the affordable housing information contained in the County's website.

   Responsible Agency: County HCD.

   Financing: CDBG.

Schedule: Two workshops per year; brochures on HCD programs and services prepared and updated as needed; affordable housing information on the County's website enhanced and maintained, as necessary.

3. Enter into contractual agreements with developers who take advantage of density bonus programs.

   Anticipated Impact: 150 affordable housing units.

   Responsible Agency: County HCD and County DPLU.

   Financing: Developer based.

   Schedule: Ongoing - as demand dictates.

4. Enter into contractual agreements with developers to provide financing for affordable housing developments.

   Anticipated Impact: 150 affordable housing units.

   Responsible Agency: County HCD.

   Financing: Federal/State/local.

   Schedule: Funding made available through the semi-annual Notice of Funding Availability (NOFA) process.

5. Continue to apply to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 certificates and vouchers. These applications will be made in an attempt to offset the anticipated loss of up to one-third of the County's existing allocations.

   Anticipated Impact: Process an average of 1,600 Section 8 certificates and vouchers annually.

   Responsible Agency: County of San Diego Housing Authority and HUD.

   Financing: HUD.

   Schedule: Ongoing.

6. Complete and maintain a survey of the affordable housing stock in the unincorporated area.

   Anticipated Impact: Assist in establishing affordable housing priorities when considering requests for funding or incentives for affordable housing developments.

   Responsible Agency: County HCD.

   Financing: CDBG.

   Schedule: Initial survey completed in Fiscal Year 99/00, with annual updates thereafter (Housing Resources Directory).

Policy 2 Non-Profit Housing Organizations

Assist non-profit housing organizations in the development of affordable housing for very low and low-income households.

Non-profit housing and community development organizations play a critical role in the development of affordable housing. Over the years, several non-profits in the San Diego region have become successful developers, managers, and operators of affordable housing developments. These non-profits have become increasingly knowledgeable and successful in seeking funding opportunities, forging public and private partnerships, establishing community consensus, and developing some of the most attractive residential complexes in the region.

The County will continue to assist non-profit organizations through capacity building programs such as ongoing training on the various steps and technical aspects of housing programs and development. The County will also work cooperatively with non-profits by providing support in workshops and meetings, engaging in public outreach, identifying potential funding opportunities, identifying potential sites for affordable housing, and by soliciting input on how the County can improve its ability to facilitate the development of affordable housing.

Action Programs:

1. Provide technical assistance and training to non-profit organizations interested in the development of affordable housing for low-income households.

   Anticipated Impact: Increased capabilities of non-profits to provide affordable housing.

   Responsible Agency: County HCD and various other public and private agencies in the County.

Financing: Federal, State, and local funds.

Schedule: Ongoing.

2. Continue to work with non-profit organizations to provide current information regarding potential sites suitable for affordable housing.

   Anticipated Impact: Facilitate the evaluation of suitable sites by maintaining the DPLU's Geographical Information System (GIS) and providing access to information such as vacant parcels zoned at appropriate densities that could potentially accommodate affordable housing.

   Responsible Agency: DPLU.

   Financing: General Fund.

   Schedule: Ongoing.

3. The County will work cooperatively with non-profit organizations and other public agencies to engage in public outreach regarding the benefits of providing affordable housing.

   Anticipated Impact: Inform the public regarding the need and benefits of providing affordable housing.

   Responsible Agency: County HCD.

   Financing: CDBG (HCD)

   Schedule: The County will work with local non-profit organizations to develop a workshop.

4. The County will participate and provide support in meetings and workshops conducted by non-profits to further affordable housing developments.

   Anticipated Impact: Strengthen non-profit efforts towards developing affordable housing in the County.

   Responsible Agency: County HCD.

   Financing: CDBG.

   Schedule: Ongoing.

5. The County will conduct a survey of non-profit housing developers in order to identify methods by which the County can improve its ability to assist and facilitate the development of affordable housing.

   Anticipated Impact: Improve the County's ability to assist and facilitate the development of affordable housing.

   Responsible Agency: County HCD and DPLU.

   Financing: Federal/State/local sources.

   Schedule: Spring 2001.

6. The County administers various funds that can potentially be used by non-profit organizations for pre-development costs, equity sharing, interim financing, land acquisition, construction, rehabilitation, and other related development costs. The County will continue to work with non-profits and provide funding assistance, when feasible, for affordable housing developments. The County will also assist non-profit developers with attractive affordable housing proposals with linkages to other sources of public and private funding opportunities (i.e., Local Initiatives Support Coalition, San Diego Community Foundation, private lending institutions, etc.)

   Anticipated Impact: Facilitate feasible affordable housing developments in the unincorporated area; increased affordable housing opportunities for very low and low-income households.

   Responsible Agency: County HCD.

   Financing: CDBG (HCD)

   Schedule: Ongoing

Policy 3 Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs

Allocate CDBG and HOME funds to promote various housing programs that will increase affordable housing opportunities in the unincorporated area.

The County receives CDBG funds from the federal government to revitalize and/or reverse deteriorating conditions within existing communities. A portion of these funds provide funding for affordable housing and related activities. The County also receives HOME Investment Partnership (HOME) Program funding that is used to leverage non-

County funds for the development and rehabilitation of affordable housing for very-low and low-income households.

CDBG and HOME Program funds are also available for the Mobilehome Assistance Program, Shared Housing Program, Residential Rehabilitation Assistance Program, and the County's low-income first-time homebuyer programs. Through the County's Notice of Funding Availability (NOFA) process, loans and grants are directly provided to project sponsors for the acquisition, construction, preservation, or rehabilitation of housing for low-income renters and homebuyers.

Action Programs:

1. Subsidize development costs associated with developing affordable housing, such as permit processing fees, bond underwriting expenses, and impact fees (sewer, water, park, etc.).

   Anticipated Impact: Reduction in the costs associated with developing affordable housing; financially feasible affordable housing developments.

   Responsible Agency: County HCD.

   Financing: CDBG and HOME.

   Schedule: Ongoing.

2. Review current housing needs to select housing developments for funding where CDBG and HOME funds will have the greatest leverage and impact.

   Anticipated Impact: Increased financial leverage for affordable housing developments; financially feasible affordable housing developments.

   Responsible Agency: County HCD.

   Financing: All sources.

   Schedule: Ongoing.

3. Provide CDBG and HOME funding opportunities for the acquisition, construction, preservation and/or rehabilitation of housing that will be made affordable to very low and low-income households.

   Anticipated Impact: 150 affordable housing units.

   Responsible Agency: County HCD.

Financing: CDBG/HOME.

Schedule: Semi-annual NOFA process.

Policy 4 Housing for Persons with Disabilities

Promote developer understanding and compliance with Federal and State statutes regarding accessibility requirements within residential developments.

The purpose of this policy is to provide developers with technical assistance on how to comply with the specific accessibility requirements of the Fair Housing Amendments Act of 1988 and State Title 24, Accessibility Regulations. This Act expanded coverage of Title VIII of the Civil Rights Act of 1968 to prohibit discriminatory housing practices based on disabilities. As amended in 1988, the Act provides that unlawful discrimination includes a failure to design and construct multifamily dwellings available for first occupancy after March 13, 1991 in accordance with the Act's accessibility requirements.

Accessibility Regulations contained within the California Building Code (Title 24, Part 2), are enforced by the Building Division of the Department of Planning and Land Use and contain similar provisions to those found in Federal law. All building permit applications for residential developments in the unincorporated area are reviewed for compliance with State and Federal laws.

Action Program:

1. Provide technical assistance to ensure compliance with State and Federal mandated accessibility requirements towards the design and construction of residential developments.

   Anticipated Impact: Maintain and update the informational brochure to assure that residential developments meet accessibility standards.

   Responsible Agency: Building Division of the Department of Planning and Land Use.

   Financing: General Fund.

   Schedule: Update as needed.

Policy 5 Farm Employee Housing

Promote and facilitate affordable housing opportunities for agricultural workers and their families.

According to SANDAG'S 1995 Employment Inventory, the unincorporated area employs 4,050 or 37.5 percent of the region's agricultural workforce. In the most recent estimate by the Regional Task Force on the Homeless, approximately 1,700 homeless rural farm workers and day laborers inhabit the unincorporated area. Almost all of these homeless rural farm workers and day laborers come from south and central Mexico where they leave conditions of extreme poverty to find work in the United States. Usually paid minimum wages, many often save their earnings and send them back to needy family members. Consequently, there is little or no money to invest in housing.

Pursuant to State law, housing for six or fewer employees is treated as a residential land use in residential zones, and housing for 12 or fewer agricultural employees is treated as an agricultural use in Limited (A70) and General Agricultural (A72) zones within the County's rural areas. The County assists in the development of affordable farm worker housing through its farm worker fee waiver program. This program provides funds to waive fees for processing applications for farmland owners, non-profits, or others interested in developing housing that will be made affordable to farm workers. The fee waiver program has been extended through June 2004.

Action Programs:

1. Utilize the existing documentation of the housing needs of agricultural workers including single workers, workers and their families, migrant workers and resident workers to facilitate the development of assistance programs, as needed.

   Anticipated Impact: Assist in providing direction and priorities for developing farm employee housing.

   Responsible Agency: County HCD.

   Financing: CDBG.

   Schedule: Ongoing.

2. Through the County's farm worker fee waiver program, continue to assist farmland owners, non-profits, or other interested parties in developing housing that will be made affordable to farm workers.

   Anticipated Impact: Increased affordable housing opportunities for the County's agricultural work force.

   Responsible Agency: County HCD and County DPLU.

Financing: CDBG.

Schedule: Ongoing.

3. The County will prepare an informational brochure that will be used as a marketing tool to inform farmland owners, non-profits, and other interested parties of the County's farm worker fee waiver program. Emphasis will also be placed on informing the general public that housing for six or fewer employees is treated as a residential land use in residential zones, and that housing for 12 or fewer agricultural employees is treated as an agricultural use in the Limited and General Agricultural zones within the County's rural areas.

   Anticipated Impact: Increased public outreach and awareness of the incentives and benefits of providing affordable housing for the County's agricultural work force.

   Responsible Agency: County DPLU.

   Financing: General Fund.

   Schedule: Spring 2000.

Policy 6 Shared Housing

Support efforts to provide affordable shared housing for special needs groups, such as the elderly, young adults, the disabled and others.

Trends in population indicate that the number of smaller households continues to increase, particularly live alone seniors and young adults. The current rental housing shortage for low-income households and the high cost of maintenance and security for live alone seniors has made shared housing a need and an attractive housing alternative.

The ability to share housing and housing related costs is a way to provide housing for these types of households. Shared housing also makes efficient use of the current housing supply and requires no new construction or subsidies for acquisition nor special permits or regulatory procedures.

Within the last decade, County HCD has supported and funded shared housing programs throughout the County. Currently, three non-profits serving the unincorporated area and the Urban County participating cities (Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, San Marcos, and Solana Beach) operate shared housing programs. These non-profit agencies are supported with CDBG funds.

Action Program:

1. Monitor existing shared housing activities to identify current needs and develop action programs to address those needs.

   Anticipated Impact: Greater information and participation in shared housing programs.

   Responsible Agency: County HCD.

   Financing: CDBG.

   Schedule: All current shared housing contractors are competing for shared housing contracts which are awarded for one year with the option to renew annually for up to a total of five years.

Policy 7 Homeless Services

Support provisions for temporary housing for the homeless and others in distress. This policy supports the County goal of providing shelter for all economic segments in the unincorporated area while reducing alienation toward the homeless.

The Regional Task Force on the Homeless (RTFH), is a partnership consisting of public agencies, private organizations, and community interests that address homeless issues in San Diego County. The mission of RTFH is to collect, analyze, and disseminate information on the homeless and to facilitate regional solutions through planning, coordination, and advocacy. RTFH is recognized as the region's central clearinghouse for information, data, and technical assistance regarding homeless issues.

As of 1998, RTFH estimates that there are approximately 15,000 homeless people in the San Diego region. This number, which includes both traditional urban homeless and "rural" homeless, is about equally divided between the City of San Diego and the remainder of the region. These numbers reflect the region's high cost of housing as well as situations that can lead to homelessness, including unemployment and underemployment, domestic violence, AIDS, alcohol and substance abuse, mental illness, and runaway youths.

The County of San Diego provides basic social and health services to the homeless in all incorporated cities as well as the unincorporated area. The County also supports and funds homeless programs and activities by partnering and providing funding to non-profits that administer and provide programs and facilities for the homeless. The County funds homeless needs through various federal and state funds, including Emergency Shelter Grants (ESG), Community Development Block Grants (CDBG), the Supportive Housing Program (SHP), the Shelter Care Plus Program, and the Emergency Housing Assistance Program.

Action Programs:

1. Provide funding opportunities to non-profits and other organizations that provide assistance to the homeless, including but not limited to transitional housing, emergency shelters, and group residential facilities.

   Anticipated Impact: Funding to provide 500 homeless beds for 500 homeless individuals.

   Responsible Agency: County HCD.

   Financing: Federal Funds - Federal Emergency Shelter Grant (FESG), Emergency Shelter Grant (ESG), Community Development Block Grant (CDBG), Supportive Housing Program (SHP), and Shelter Care Plus Program; State Funds - State of California Emergency Housing Assistance Program.

   Schedule: Ongoing - as demand from non-profit providers dictates.

2. Based on the most current data from RTFH, establish programs that address the needs of the rural homeless.

   Anticipated Impact: Provide shelter for 300 rural homeless individuals.

   Responsible Agency: County HCD and County DPLU.

   Financing: Federal Funds - CDBG, SHP, and Shelter Plus Care; State Funds - Rural Community Assistance Program.

   Schedule: Annual funding.

3. Expand the Homeless Information System's automated client tracking system membership to include a cross-section of agencies that provide services to the homeless population throughout the County. Services that will be provided include case management, day care centers, health services, emergency shelters, transitional housing, permanent supportive housing, and shelter plus care.

   Anticipated Impact: Increased awareness of facilities throughout the region; increased in-depth enumeration of specific user demographics that could assist policy-makers and potential funders in evaluating and planning for additional homeless services.

   Responsible Agency: County HCD.

   Financing: HUD and RTFH.

Schedule: Reports prepared annually and as needed.

Policy 8 Facilitate the Retention of the Existing Supply of Low Cost Rental Housing

Facilitate the retention of the existing supply of low cost rental housing by monitoring condominium conversions, discouraging the demolition of low cost units, and informing property owners of the potential financial opportunities/incentives that may be utilized to maintain the affordability of low-income units.

It is the goal of the County to provide housing for all economic segments in the unincorporated area. The current real estate market has made housing construction increasingly expensive due to higher land, development, and labor costs. Environmental constraints and the increasing demand to provide new infrastructure and public services have also added to the cost of building new rental units. Consequently, there has been an increase in higher end residential developments, and a decrease in low to moderately priced housing. It is critical that the existing supply of low cost rental housing remains affordable in order for the County to implement the goal of providing housing for all economic segments in the unincorporated area.

This policy intends to implement this goal by encouraging and facilitating the retention of the existing supply of low cost housing by monitoring condominium conversions, discouraging demolition of low cost units, and informing property owners of potential financial opportunities/incentives that may be utilized to maintain the affordability of these units. The County also provides assistance to property owners interested in selling their property by contacting potential buyers that may be interested in purchasing their units so that they remain affordable to low-income households.

Action Programs:

1. The Department of Planning and Land Use (DPLU) will continue to monitor and advise, if necessary, the Board of Supervisors regarding the extent of condominium conversions so that appropriate measures can be considered.

   Anticipated Impact: Advise the Board if condominium conversions appear to have a significant adverse impact on the availability of multifamily rental units.

   Responsible Agency: County DPLU.

   Financing: General Fund.
   Schedule: Annually.

2. Monitor and advise the Board of Supervisors, if necessary, the degree to which demolition of low-income rental units results in a net loss of affordable housing. This activity requires that DPLU monitor permit applications that could demolish affordable housing units. It is recognized that rent information may not be available to staff.

   Anticipated Impact: Prevent a net loss in the affordable housing stock resulting from demolition.

   Responsible Agency: County DPLU.

   Financing: General Fund.

   Schedule: Annually.

3. County DPLU will facilitate the retention of the existing supply of low cost housing by referring interested property owners to County HCD so that they be informed of potential financial opportunities/incentives (i.e., NOFA funds, residential rehabilitation, and other County HCD administered housing funds) that may be utilized to maintain the affordability of low cost units. County HCD may also assist property owners interested in selling their properties by referring them to non-profit organizations that provide affordable housing.

   Anticipated Impact: Preservation of the existing supply of low cost rental housing; housing for all economic segments in the unincorporated area.

   Responsible Agency: County DPLU and HCD.

   Financing: General Fund.

   Schedule: Ongoing.

Policy 9 Fair Housing Practices and Activities

Promote and facilitate fair housing practices and activities throughout the unincorporated area.

The County shall continue implementing the goals and objectives of the County's Fair Housing Marketing Plan. The primary goal of the plan is to promote an environment whereby all economic segments in the unincorporated area have an equal opportunity in obtaining housing regardless of sex, color, race, religion, ancestry, age, national origin, or disability.

Action Programs:

1. Continue to require the submission of an affirmative marketing plan as a condition of Tentative Maps and Major Use Permits for residential projects.

   Anticipated Impact: Housing opportunities for all economic segments in the unincorporated area.

   Responsible Agency: County DPLU and County HCD.

   Financing: Developer obligations.

   Schedule: Ongoing.

2. Update, as necessary, the County Assessment of Impediments to Fair Housing Choice to address the following:

   a. The geographic distribution of ethnic populations and special needs groups.

   b. Housing laws and public policies and actions affecting the provision of publicly assisted housing, including policies that affect the displacement of minority households.

   c. Impediments to fair housing choice in sale or rental dwellings, the provision of brokerage services, and the provision of financing assistance for housing minorities and special groups.

   d. An analysis of the relationship of income, employment and transportation to the location of housing.

   Anticipated Impact: Preparation of a revised and updated report in conformance with Federal regulations. Identification of impediments to fair housing and implementation of recommendations to eliminate those impediments.

   Responsible Agency: County HCD.

   Financing: CDBG.

   Schedule: Complete revised and updated report in Summer 1999; implement recommendations in Fall 1999.

3. The County will proactively support fair housing practices and activities by participating in fair housing organizational events and activities, and by permanent posting of State and Federal fair housing information in the lobby of the County HCD building.

Anticipated Impact: Continued participation in fair housing activities.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Ongoing.

Policy 10 Surplus Properties, Underutilized Sites, and Infill Development

Encourage and facilitate the development of affordable housing on suitable surplus properties and underutilized or infill sites in a manner consistent with the County General Plan.

During the 1991-1999 Housing Element cycle, the Board of Supervisors initiated a program to review all County owned surplus properties as potential sites for affordable housing. County HCD will continue to monitor the inventory of potential sites suitable for affordable housing. Specifically, HCD will monitor the annually updated list of surplus properties maintained by the County's Real Property Management Division. HCD will also continue to review other jurisdictions' public notices of surplus properties.

The County recognizes that infill sites with adequate infrastructure and services, and with no significant physical constraints provide opportunities for the development of attractive affordable housing. The County will continue to inform affordable housing developers of potential financial resources and County programs, incentives, and regulatory relief (i.e., density bonuses, expedited permit processing, and County HCD administered housing funds) that could make the development of infill sites financially feasible.

Action Programs:

1. Utilize a variety of County and other government lists of surplus properties to determine which, if any, surplus properties can be used for affordable housing.

   Anticipated Impact: Identification of potential sites for affordable housing; developer, planning, and sponsor group awareness of potential opportunities.

   Responsible Agency: County HCD.

   Financing: CDBG.

   Schedule: Ongoing.

2. Inform developers interested in developing or redeveloping infill sites of County programs, policies, incentives, and regulatory relief programs that promote the development of affordable housing. These include density bonuses (Policy 11), expedited permit processing (Policy 23), and County HCD administered housing programs.

   Anticipated Impact: Developer awareness of County programs, policies, incentives, and regulatory relief available for the development of affordable housing; increase the potential of affordable housing on infill sites.

   Responsible Agency: County DPLU.

   Financing: General Fund.

   Schedule: Ongoing.

3. Assist affordable housing developers in identifying potential financial resources and County programs that can be used to make the development of infill sites financially feasible.

   Anticipated Impact: Developer awareness of potential financial resources; financially feasible affordable housing developments; increased potential for affordable housing on infill sites.

   Responsible Agency: County DPLU and County HCD.

   Financing: General Fund/CDBG.

   Schedule: Ongoing.

Policy 11 Density Bonuses and Incentives for Developing Affordable Housing

> Pursuant to State law, authorize density bonuses and additional incentives for the development of housing that is affordable to very-low income, low-income and senior households.

State Density Bonus Law requires that jurisdictions offer a 25 percent density bonus to developers in exchange for reserving a percentage of housing units for very-low income, low-income or senior households for specified periods of time. Additional incentives may also be authorized by the County for developers who maintain the affordability of housing units for longer periods of time.

It is the intent of this policy to proactively implement the County's density bonus programs in order to facilitate the development of housing that will be made affordable to very-low income, low-income and senior households. Density bonus developments are subject to discretionary review for consistency with zoning, potential environmental impacts, and compatibility with adjacent developments.

Action Programs:

1. Facilitate the development of affordable housing through the County's density bonus programs.

   Anticipated Impact: Facilitate the construction of 150 affordable units.

   Responsible Agency: County DPLU and County HCD.

   Financing: Federal/State/local.

   Schedule: 30 units annually.

2. The County will consider financial incentives for communities that support density bonus developments.

   Anticipated Impact: Increased developer interest and financially feasible affordable housing developments.

   Responsible Agency: County DPLU.

   Financing: General Fund.

   Schedule: Ongoing.

Policy 12 Pedestrian-Oriented Mixed Land Uses and Public Transportation

> *Encourage developers to produce pedestrian oriented mixed-use areas where feasible in commercial areas, particularly along transit corridors. Developers of mixed-use proposals will also be encouraged to provide amenities that enhance the residential aspects of a development proposal.*

The County's Zoning Ordinance permits mixed uses in all commercial zones except office-professional, freeway commercial, and medical center. Integrating residential and commercial development has the following benefits:

a. Reduces the consumption of land and construction materials while preserving open space;

b. Provides efficient use of existing infrastructure and services;

c. Provides housing opportunities;

d. Reduces traffic congestion and transportation trips for shopping, work, entertainment, etc., thereby conserving energy;

e. Reduces air and noise pollution and the health costs associated with traffic congestion;

f. Allows individuals/families to live near their work, retail and civic services, schools, parks and recreational areas, and in some instances, near transit stops;

g. Reduces road maintenance costs.

Action Programs:

1. Continue to identify potential mixed-use areas where appropriate.

   Anticipated Impact: Increased mixed use areas and pedestrian oriented type of developments in the unincorporated area.

   Responsible Agency: County DPLU.

   Financing: General Fund.

   Schedule: Ongoing.

2. Consider areas near existing and potential public transportation routes and transit centers with respect to increased densities and affordable housing opportunities.

   Anticipated Impact: Facilitate the development of appropriately sited affordable housing, particularly along public transportation routes and adjacent to transit centers.

   Responsible Agency: County DPLU.

   Financing: General Fund.
   Schedule: Ongoing.

Policy 13 Mobilehome Programs and Services

Preserve and increase the supply of affordable mobilehome opportunities, and provide assistance to mobilehome residents, park owners, or non-profits interested in providing this type of housing.

In 1992, the County established the Mobilehome Implementation Review Committee to identify policies and programs that seek to improve tenant and landlord relationships, and to develop and maintain programs that assist low-income mobilehome residents. In January 1999, the County also established the Mobilehome Issues Committee consisting of park owners, residents, and a professional mediator. The mediator's role is to conduct and chair all monthly committee meetings, resolve tenant and landlord disputes, and provide on-site dispute resolution training to mobilehome residents and park owners.

The County's most effective program aimed towards preserving and increasing the supply of affordable mobilehome parks is the Mobilehome Occupant Assistance Program (MOAP). Through MOAP, the County assists individual mobilehome owners or non-profit organizations representing mobilehome park residents through loans that are deferred for 30 years (or until ownership changes) and financed at a simple interest rate of 3%. The MOAP provides low-income households the opportunity to own their mobilehome park, thereby preserving a unique form of affordable housing and enhancing the stability and quality of life for mobilehome park residents and the surrounding community.

Action Programs:

1. Fund a demonstration project using Section 8 rental assistance to provide support to low-income mobilehome park residents.

   Anticipated Impact: Section 8 rental assistance for 70 low-income mobilehome park residents.

   Responsible Agency: County HCD/and HUD.

   Financing: HUD.

   Schedule: Ongoing.

2. Continue to provide Mobilehome Occupant Assistance Program (MOAP) funding to low-income park residents participating in the purchase of their park.

   Anticipated Impact: Preservation of 75 affordable mobilehome spaces through the conversion of 2 to 3 mobilehome parks to resident ownership by 2004.

   Responsible Agency: County HCD.

Financing: CDBG.

Schedule: 15 units per year.

3. The County will review its mobilehome park development standards to determine if they need to be revised to comply with State law.

   Anticipated Impact: Compliance with State law regarding mobilehome park development standards.

   Responsible Agency: County DPLU

   Financing: General Fund

   Schedule: Winter 2001.

Policy 14 Residential Rehabilitation

Promote and support rehabilitation and revitalization strategies aimed at preserving the existing supply of affordable housing.

The purpose of this policy is to develop revitalization and rehabilitation strategies that evaluate the need for various home improvement programs for the elderly, persons with disabilities, and very low and low-income households. These programs will be initiated as necessary and funded by CDBG Funds, and other Federal, State, and/or local housing resources.

Action Programs:

1. Implement programs to alleviate substandard single-family housing.

   Anticipated Impact: Preserve and upgrade 300 substandard single-family housing units.

   Responsible Agency: County HCD.

   Financing: Federal/State/local.

   Schedule: 55-65 units/year.
2. Implement programs to alleviate substandard multifamily housing.

   Anticipated Impact: Preserve and upgrade 125 substandard multifamily housing units.

Responsible Agency: County HCD.

Financing: Federal/State/local.

Schedule: 25 units/year.

3. Continue voluntary neighborhood clean-up/rehabilitation programs as requested through the CDBG application process, when resources are available.

   Anticipated Impact: Improvement programs for 5-10 communities.

   Responsible Agency: County HCD, and other departments (as necessary)

   Financing: Federal/State/local.

   Schedule: One to two per year

Policy 15 Tax-Exempt Mortgage Revenue Bond Financing

Promote developer awareness and participation in the County's tax-exempt mortgage revenue bond financing program.

This policy strives to promote, encourage, and facilitate the use of the County's tax-exempt mortgage revenue bond financing program to developers of affordable housing. This program makes it more financially feasible to produce affordable housing, because it provides prospective developers with below market rate financing.

Action Program:

1. Promote and facilitate the use of tax-exempt mortgage revenue bond financing for affordable housing developments and for preserving the existing supply of low-income housing.

   Anticipated Impact: Provide 40 affordable rental units for low-income households.

   Responsible Agency: County HCD.

   Financing: CDBG.

   Schedule: Ongoing.

Policy 16 Housing Development Fund

Provide funding assistance from the County's Housing Development Fund for the development or preservation of affordable housing for very low and low-income households; actively pursue additional Federal and State funding opportunities to expand the Housing Development Fund.

The County's Housing Development Fund provides assistance to local government agencies, non-profits, and for-profit housing developers that produce affordable housing opportunities for very low and low-income households. To assure the continued reliance of this funding source, the County will review pursuing additional Federal and State funding opportunities in order to expand the Housing Development Fund.

Action Programs:

1. Continue to develop funding strategies to provide affordable housing for very low and low-income households.

   Anticipated Impact: Establish financial strategies and innovative financing packages for the development of 150 affordable housing units.

   Responsible Agency: County HCD.

   Financing: Federal/State/local.

   Schedule: 30 units per year.

2. Review the potential of expanding the Housing Development Fund to include any additional financial resources from State and/or Federal programs.

   Anticipated Impact: Additional funding opportunities for developers that provide affordable housing for very low and low-income households; financially feasible affordable housing developments.

   Responsible Agency: County HCD.

   Financing: Federal and State funding programs.

   Schedule: Applications as funding becomes available.

Policy 17 Inter-Agency Affordable Housing Development

The Department of Planning and Land Use (DPLU) will work with other County agencies, non-profits, and the private sector to assist in developing affordable housing in the unincorporated area.

This policy directs DPLU to work with other County agencies, non-profits, and the private sector to increase the potential for developing affordable housing in the unincorporated area. Cooperation between the various entities concerned with providing affordable housing is vital to the success of providing this type of housing.

Action Program:

1. DPLU will pursue the feasibility of obtaining additional funding resources to assist in offsetting the costs associated with producing affordable housing. Any funds that are obtained by DPLU will be used to pay for all or a portion of project processing costs (i.e., intake deposits, pre-application meetings, administrative processing fees, standard hourly fees, etc.).

   Anticipated Impact: Assist developers in making it more financially feasible to produce affordable housing; housing for all economic segments in the unincorporated area.

   Responsible Agency: County DPLU.

   Financing: Federal/State/local.

   Schedule: Applications as funding becomes available.

Policy 18 Private Sector Outreach Program

> *Continue to provide outreach to the private sector regarding County programs, incentives, and other housing related resources that are available to those interested in developing affordable housing*

The County recognizes the need to inform private sector housing developers regarding County programs, incentives, and other housing related resources that are available to developers interested in producing affordable housing for very low, low-income and senior households. This policy supports continued efforts in disseminating information and providing technical assistance regarding the various incentives and regulatory relief to those interested in developing affordable housing. These include density bonuses (Policy 11), expedited permit processing (Policy 23), and County HCD administered housing programs.

Action Programs:

1. Create, enhance, and maintain brochures for the affordable housing development community, for-profit and non-profit developers, and the banking industry to foster networking and information sharing on development opportunities, financing strategies, and State and Federal housing programs.

Anticipated Impact: Increased private sector awareness of programs and incentives to those that produce affordable housing.

Responsible Agency: County HCD.

Financing: CDBG.

Schedule: Brochures updated as needed.

2. The County will work with other jurisdictions and affordable housing providers to periodically update a regional housing resource directory.

   Anticipated Impact: Promote Countywide affordable housing programs and activities; assist homeless individuals, the disabled, low-income households, and senior citizens in their search for suitable housing.

   Responsible Agency: County HCD.

   Financing: CDBG, and State funds.

   Schedule: Update as needed.

Policy 19 Historic and Older Structures

Encourage the renovation of historical and older structures for affordable housing developments.

During the discretionary review process, structures that are on the National Register of Historic Places or have eligibility are sometimes located on a site slated for development. As an option for enhancing the preservation of historic and older structures, the County encourages developers to rehabilitate and convert them into affordable housing if the structure is suitable for residential use. The County will inform developers of federal, state, and local programs that could potentially assist them in rehabilitating these structures for use as affordable housing.

Action Programs:

1. Maintain a current listing of Federal, State, and local programs that could potentially provide financing for the rehabilitation of historic and older structures for use as affordable housing.

Anticipated Impact: Increased developer awareness of the option of rehabilitating historic structures and older structures for housing.

Responsible Agency: County DPLU.

Financing: General Fund.

Schedule: Ongoing.

2. Encourage developers to rehabilitate identified historic and other older structures, and integrate them into development proposals for use as affordable housing, if the structure is suitable for residential use.

   Anticipated Impact: Conservation/rehabilitation of potentially historic and older structures for housing.

   Responsible Agency: County DPLU.

   Financing: Developer, Federal, State, and other available sources.

   Schedule: Ongoing

Policy 20 Housing Finance Resources

> *The County Housing Authority and Department of Housing and Community Development (HCD) will provide available financial resources for affordable housing development efforts. Other financial resources will be pursued in order to develop and implement additional rental assistance programs and to leverage existing Federal, State, and local funding efforts.*

The development of affordable housing usually requires a variety of financial resources and public, private, and non-profit sector cooperation and participation. The purpose of this policy is to assure that the County Housing Authority and HCD pursue all affordable housing funding possibilities, and that existing and future financial resources are leveraged to the maximum extent feasible. Public financing for affordable housing developments may come in the form of grants, below market rate loans, interim construction financing, or other leveraging strategies.

Action Program:

1. Pursue jointly with various agencies in the County, funding from new Federal and State programs to assist in developing affordable housing and to provide rental and home buying assistance.

Anticipated Impact: During the next five years, provide assistance to a total of 700 low-income households through the implementation of all programs discussed in this Housing Element.

Responsible Agency: County HCD.

Financing: Federal/State/local.

Schedule: 140 units per year

Policy 21 Preservation of At-Risk Affordable Housing Developments

Assistance shall be provided to property owners to preserve government assisted housing developments that are eligible to change from low-income to market rate due to subsidy contracts, mortgage prepayment, or the expiration of restrictions on use.

In the County, developers and property owners have used government assistance to develop and rehabilitate housing units. In exchange for receiving either financial or land use assistance, developers and property owners are required to reserve a percentage of the units in the development for occupancy to very low and low-income households at reduced rents. Since the early 1970s, HUD has provided assistance through insured mortgages for multifamily housing and provided funds to existing property owners to rehabilitate units. The County has also provided tax-exempt revenue bond financing and density bonuses for developers of multifamily housing.

Property owners receiving government assistance are contractually required to reserve units designated for very low and low-income households for periods that range from 10 to 40 years. These units become "at-risk" when the period of time the owner is required to reserve the units is due to expire. At the end of the term of reservation, the owner has the option of converting these income and rent restricted units to non-restricted market rate units.

State law requires that Housing Elements prepared by jurisdictions provide an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. This analysis is provided on page 123 of the Needs Assessment section of this Housing Element. The action programs contained in this policy address the preservation of at-risk developments during the 1999-2004 Housing Element cycle.

In the unincorporated area there are 28 housing developments totaling 336 low-income units that are at-risk of converting to market rate during the 1999-2009 year period. In an attempt to preserve the affordability of these units, the County will provide technical assistance and market the availability of HOME and CDBG funding through its semi-annual Notice of Funding Availability (NOFA) process. The County will also facilitate any links between project owners and non-profits that may have an interest in acquiring at-risk affordable housing developments.

Locally assisted developments (density bonus, multifamily bond financing, and Section 8 moderate rehabilitation) may qualify for financial assistance through various local, State and Federal government agency programs, or from obtaining grants or loans from non-profit and conventional lending sources. The County will provide assistance to owners and potential purchasers of at-risk developments by identifying potential funding resources. The preservation of at-risk units is subject to funding availability and a property owner's willingness to maintain the affordability of these units.

Action Programs:

1. Identify and maintain an inventory of all at-risk developments with reserved unit contractual obligations that are due to expire. The County will attempt to contact owners of at-risk developments at least 18 months prior to expiration of contractual obligations.

   Anticipated Impact: Updated inventory of at-risk developments/reserved units; preservation of affordable at-risk units.

   Responsible Agency: County HCD.
   Financing: CDBG.

   Schedule: At least 18 months prior to expiration of contracts.

2. Identify non-profits with the capability of acquiring at-risk developments, and provide technical assistance to non-profits interested in acquiring at-risk developments.

   Anticipated Impact: Preservation of the affordable housing stock through the purchase of at-risk developments by non-profits.

   Responsible Agency: County HCD.

   Financing: CDBG.

   Schedule: At least 18 months prior to expiration of contracts.

3. Utilize a variety of financing programs as an incentive to owners of government assisted at-risk developments to continue the preservation of units for very low and low-income households. Potential financial resources include the following:

   - County of San Diego: CDBG and HOME funds may potentially be available to property owners or non-profit purchasers of assisted at-risk properties. These funds may be used to supplement permanent financing or to rehabilitate existing units.

- U.S. Department of Housing and Urban Development (HUD): Refinancing programs may be used for Federally funded or insured at-risk developments. Locally assisted developments can consider the use of County HCD funded programs.

- Tax-Exempt Bonds and Tax Credits: The County and the State have the ability to issue tax-exempt bonds for refinancing locally or Federally assisted at-risk developments. Tax credits may also be used for refinancing or rehabilitating at-risk developments.

- Non-Profit Lenders: Non-profit lending agencies may provide low interest loans and grant programs available for at-risk housing developments. Recognized non-profit lenders include the San Diego Community Foundation, Local Initiatives Support Corporation (LISC), Enterprise Foundation, and the Low-Income Housing Fund.

- Conventional Lenders: Low interest loans and grants for the preservation of at-risk developments may be available from conventional lenders under their Community Reinvestment Act (CRA) activities. In addition, the Federal Home Loan Bank Affordable Housing Program (AHP) and the State lending consortium, SAMCO, may provide loans, grants, or subsidies to preserve locally or Federally funded at-risk developments.

Anticipated Impact: Preservation of at-risk units by providing assistance in obtaining financing for property owners or potential purchasers of at-risk developments.

Responsible Agency: County HCD.

Financing: CDBG, HUD, HOME, tax-exempt bonds, tax credits, and non-profit and conventional lenders.

Schedule: At least 18 months prior to expiration of contracts.

4. The County will facilitate the possible preservation of at-risk affordable housing developments by the following:

   - Providing the owner with a written list of financial opportunities/incentives that may include loans, grants or subsidies from County CDBG or HOME funds, tax-exempt bonds or tax credits, non-profit or conventional lenders.

- Assisting owners interested in selling their property by contacting non-profits that may be interested in acquiring the units and maintaining their affordability.

- Providing technical assistance to interested non-profits towards the acquisition, financing, and managing of property.

Anticipated Impact: Attempt to preserve as many locally assisted at-risk units as feasibly possible.

Responsible Agency: County HCD.

Financing: Federal, State, and local government programs; non-profit and conventional financing sources.

Schedule: At least 18 months prior to expiration of contracts.

Policy 22 Moderate Income Housing Opportunities

Inform interested parties of the opportunity of developing housing that is affordable to moderate-income households through the County's Mortgage Credit Certificate and Second Dwelling Unit programs.

The increasing disparity between the median price of a house and the median income has resulted in the inability of moderate-income households as well as low-income households to find suitable housing. The State is increasingly emphasizing the facilitation of housing for very low and low-income groups. However, the current real estate market is making it increasingly difficult and financially infeasible to develop housing that is affordable to moderate-income households. As a result, assistance is also needed for moderate-income households in their quest to find suitable housing.

The purpose of this policy is to inform interested parties of the opportunity of developing housing that is affordable to moderate-income households through the County's Mortgage Credit Certificate and Second Dwelling Unit programs. The Mortgage Credit Certificate program provides a way for first time moderate-income as well as low-income home buyers to afford a home by reducing their federal income tax by up to 20% of the annual interest paid on a mortgage loan. Consequently, this enables first time homebuyers to qualify for larger mortgage loan.

Another opportunity for providing housing affordable to moderate-income households is through the County's Second Dwelling Unit program. In 1994, the Board of Supervisors adopted a Zoning Ordinance amendment that allows the addition of second dwelling units "by right" in zones where residential and agricultural use types are permitted. A second dwelling unit is a smaller additional house on the same lot or parcel as an existing single family detached residence that may be rented to any individual(s).

Although there is no system for tracking the affordability of these units, it is commonly recognized that second dwelling units usually rent for less than comparable size apartments and tend to be a potentially attractive housing alternative for moderate-income households. Adding a second dwelling unit may also be potentially attractive to property owners who are seeking to supplement their household income.

Moderate-income households contemplating homeownership may also contact the San Diego Regional Partnerships in Homeownership for information regarding homebuyer financial opportunities, educational classes, and technical assistance. The Regional Partnership established in July 1996 by the U.S. Department of Housing and Urban Development, is an organization of volunteers from government, non-profit, and private sector agencies whose purpose is to increase the level of homeownership in the region. The Partnership also provides a forum to encourage the development of affordable housing and provide financial incentives to potential homebuyers.

Action Programs:

1. Inform interested first time moderate-income home buyers of the opportunity of owning a home through the County's Mortgage Credit Certificate program. This will be implemented by maintaining and updating the informational brochure that describes this program.

   Anticipated Impact: First time home ownership for moderate-income households; housing for all economic segments in the unincorporated area.

   Responsible Agency: County HCD.

   Financing: Appropriation from the CA Debt Limit Allocation Committee; CDBG.

   Schedule: Maintain and update informational brochure as needed.

2. Continue to provide technical assistance to property owners interested in adding a second dwelling unit to their primary residence, and informing property owners contemplating the addition of a second dwelling unit of the potential benefits.

   Anticipated Impact: Facilitate the development of second dwelling units; maintain and update the Second Dwelling Unit informational brochure; housing for all economic segments in the unincorporated area.
   Responsible Agency: County DPLU.

   Financing: General Fund.

   Schedule: Ongoing; maintain and update informational brochure as needed.

Policy 23 Permit Processing for Residential Developments

> *Continue to expedite permit processing for housing developments that are all or partially reserved for very low and low-income households; monitor permit processing procedures for residential developments in order to maintain a process that is reliable, consistent, and timely for County customers.*

The purpose of this policy is to reaffirm the County's commitment to provide housing for all economic segments in the unincorporated area. The County of San Diego has a policy that requires priority processing for all permit applications for housing developments that will be occupied all or in part by very low and low-income households. This policy was adopted so that affordable housing is developed in the shortest possible time, thereby reducing development costs and making it more financially feasible to produce affordable housing.

The County has also made strides to improve the efficiency of processing permits for all residential developments in the unincorporated area. During the 1991-1999 Housing Element cycle, the Board adopted the Permit Processing Streamlining project with the intention of reducing both the cost and time of processing permits. The Board also adopted fee reductions for residential building permits that decreased fees by 25-44% in the unincorporated area. Finally, an amendment to the Fee and Deposits Ordinance made it possible to reduce fees used to calculate standard hourly rates, flat fees, intake and estimated deposits. The County intends to maintain permit processing procedures that are reliable, consistent, and timely for County customers.

Action Programs:

1. Continue to expedite the processing of permit applications for housing developments that include units that are all or partially reserved for very low and low-income households.

   Anticipated Impact: Timely and financially feasible affordable housing developments; housing for all economic segments in the unincorporated area.

   Responsible Agency: County DPLU, DPW, and DEH.

   Financing: Developer fees and deposits.

   Schedule: Ongoing.

2. Review the County's subdivision processing procedures and report to the Board, if necessary, when improvements are needed in order to maintain a reliable, consistent, and timely processing of residential development proposals.

Anticipated Impact: Maintaining permit processing procedures that are reliable, consistent, and timely for residential subdivision proposals.

Responsible Agency: County DPLU

Financing: General Fund

Schedule: Fall 2002.

SECTION III
APPENDICES

APPENDIX 1
HOUSING NEEDS ASSESSMENT
COUNTY OF SAN DIEGO
(UNINCORPORATED AREA)

INTRODUCTION

This section of the County Housing Element consists of an analysis of statistics, demographics, data, and other regional information regarding the major housing needs in the unincorporated area. This analysis will serve as the basis for identifying the most appropriate policies and action programs to address identified housing needs.

The section entitled *Housing Demand* beginning on page 51 provides an analysis of population, households, employment, and income characteristics. *Housing Supply* beginning on page 88, analyzes housing stock characteristics of both existing and projected housing in the unincorporated area. These include analyzing housing types, substandard housing, and the age of the housing stock.

The section entitled *Supply/Demand Indicators* on page 97 provides an analysis of tenure, housing costs, vacancy rates, overcrowding conditions, and the level of overpayment for housing. Governmental and non-governmental constraints that can potentially impede residential development are analyzed on pages 105 and 113, respectively. The County's energy conservation efforts are discussed on page 116.

The Section entitled *Regional Share* on page 116 provides the County's regional share, an analysis of how the County will meet its regional share, an inventory of vacant land suitable for residential development, and the projected number of units that will be developed over the next five years.

The final section entitled *Preservation of At-Risk Housing Developments* on page 123 provides a 10-year inventory of at-risk units; a cost analysis of preserving at-risk units; a list of non-profits with the capacity to acquire and manage at-risk developments; and a list of all federal, state, and local financing programs that can potentially be used to preserve at-risk developments.

Summary of Special Needs Groups

The following provides a summary of the special needs groups in the unincorporated area.

- <u>New Housing Units</u>: According to SANDAG, over 15,000 new housing units will be needed to meet housing demand in the unincorporated area during the 1999-2004 housing element cycle. Through the housing element process, the County will demonstrate that it has the capacity to provide suitable housing with adequate infrastructure and services to meet the identified housing need.

- <u>Low-Income Households</u>: In 1997, there were approximately 7,883 households in the unincorporated area earning less than $10,000 annually. The U.S. Department of Housing and Urban Development (HUD) estimated that in 1990, 66 percent of households earning 80 percent or less of area median income were paying over 30 percent of their household income towards housing, and that 34 percent were paying over 50 percent of their household income towards housing.

- Renting Households: The shortage of affordable rental housing opportunities is a significant problem in the region. In 1998, the vacancy rate for rental units in the region was less than 4 percent. Low vacancy rates lead to higher housing costs and overpayment for housing. In 1990, 47 percent of renting households in the unincorporated area were paying more than 30 percent of their income towards housing costs.

- Homeownership: Homeownership is an important characteristic of a healthy and stable community. In 1990, approximately 70 percent of residents in the unincorporated area were homeowners, compared to the region's 54 percent. In 1998, the national homeownership rate was 67 percent.

- Elderly Households: Approximately 11 percent of the population in the unincorporated area are over the age of 65. Elderly residents are often in need of low-income housing, with access to public transit, retail, health care facilities, and other related services.

- Farmworkers: Approximately 38 percent of the region's agricultural workforce are employed in the unincorporated area. Due to the high cost of housing and low wages, farmworkers often have difficulty finding affordable, safe, and sanitary housing.

- Persons with Disabilities: There are approximately 90,000 residents in the unincorporated area with some form of disability. Affordability, design, location, and discrimination can limit the supply of housing available to disabled individuals.

- Military: The unincorporated area houses approximately 40 percent of the military personnel in the region. This is largely attributed to Camp Pendleton, which is located in the northern region of the County. In 1998, there were 211 off-base military housing units located in the unincorporated area. However, approximately 480 military households live off base in non-military housing. Their low incomes and their uncertain length of residency usually affect the housing needs of military personnel.

HOUSING DEMAND

Population and employment characteristics are the factors that most influence housing demand. Generally, housing demand increases when supply decreases, and vice versa. Currently, the region is experiencing economic growth that has resulted in population growth and an increase in the demand for housing. However, population growth is outpacing housing construction. Consequently, the shortage of housing has led to escalating housing prices and fewer housing opportunities for low-income households.

POPULATION CHARACTERISTICS

Existing Population

In 1998, the population in the unincorporated area was 453,669, accounting for 16 percent of the total population in the region. This represents an increase of 14 percent since 1990, and 47 percent since 1980.[1] Between 1990 and 1998, population growth rate in the unincorporated area was approximately 2 percent higher than the region's growth.

Table 1 shows population by Community Planning Area (CPA). In 1998, the CPAs with the highest populations included Fallbrook, Lakeside, North County Metro, Pendleton-DeLuz, Spring Valley, Ramona, and Valle de Oro. CPAs with the lowest populations included County Islands, Julian, and Rainbow. CPAs that experienced the highest percentage of population growth between 1990 and 1998 were Alpine (25 percent), Desert (21 percent), Julian (22 percent), and San Dieguito (27 percent). CPAs that experienced the lowest percentage of population growth were the County Islands (6 percent) and Sweetwater (7 percent).

[1] Source: 1980 Census (adjusted to reflect incorporations by Santee, Poway, Encinitas, and Solana Beach)

Table 1

POPULATION
Unincorporated Area Community Planning Areas and San Diego Region
1990 and 1998

Community Planning Area	1990*	Jan.1, 1998	% Uninc. Area 1998	1990-1998 Increase	1990-1998 % Increase
Alpine	12,593	15,695	3%	3,102	25%
Bonsall	8,261	9,326	2%	1,065	13%
Central Mountain	4,285	4,831	1%	546	13%
County Islands	1,967	2,088	0%	121	6%
Crest-Dehesa	8,975	10,347	2%	1,372	15%
Desert	3,079	3,716	1%	637	21%
Fallbrook	32,239	37,130	8%	4,891	15%
Jamul-Dulzura	8,509	10,112	2%	1,603	19%
Julian	2,364	2,885	1%	521	22%
Lakeside	51,567	58,046	13%	6,479	13%
Mountain Empire	5,363	6,234	1%	871	16%
North County Metro	38,083	42,188	9%	4,105	11%
North Mountain	2,763	3,125	1%	362	13%
Otay	4,134	4,849	1%	715	17%
Pala-Pauma	4,761	5,297	1%	536	11%
Pendleton-DeLuz	36,450	40,231	9%	3,781	10%
Pepper-Bostonia	13,616	15,177	3%	1,561	11%
Rainbow	1,891	2,212	0%	321	17%
Ramona	27,806	32,895	7%	5,089	18%
San Dieguito	9,905	12,580	3%	2,675	27%
Spring Valley	55,267	62,026	14%	6,759	12%
Sweetwater	13,247	14,171	3%	924	7%
Valle De Oro	37,184	42,970	9%	5,786	16%
Valley Center	12,960	15,538	3%	2,578	20%
Total Unincorporated Area	397,269	453,669	100%	56,400	14%
Total San Diego Region	2,498,016	2,794,785	-	296,769	12%

*Based on 1995 CPA boundaries, therefore these numbers may not match previously published Census data.

Source: 1990 Census; SANDAG Population and Housing Estimates, January 1, 1998

Projected Population

Table 2 *(Projected Population)* shows projected population in the unincorporated area for the year 2005. From 1998 to 2005, the unincorporated area's population is projected to increase by 14%. CPAs that are likely to experience the highest percentage of population growth include Bonsall (22 percent), Desert (88 percent), Otay (66 percent), Pala-Pauma (21 percent), San Dieguito (102 percent), and Valley Center (23 percent). CPAs that are likely to experience the lowest percentage of population growth include County Islands (-0.1 percent), Pendleton-DeLuz (-5%), and Pepper Bostonia (4 percent).

Table 2

PROJECTED POPULATION
Unincorporated Area Community Planning Areas
2005

Community Planning Area	**2005**	**% Change 1998-2005**
Alpine	16,659	6%
Bonsall	11,403	22%
Central Mountain	5,730	19%
County Islands	2,086	-0.1%
Crest-Dehesa	12,106	17%
Desert	6,992	88%
Fallbrook	41,522	12%
Jamul-Dulzura	11,507	14%
Julian	3,182	10%
Lakeside	65,930	14%
Mountain Empire	7,399	19%
North County Metro	48,222	14%
North Mountain	3,484	12%
Otay	8,031	66%
Pala-Pauma	6,384	21%
Pendleton-DeLuz	38,356	-5%
Pepper-Bostonia	15,833	4%
Rainbow	2,534	15%
Ramona	38,564	17%
San Dieguito	25,360	102%
Spring Valley	66,118	7%
Sweetwater	16,313	15%
Valle De Oro	45,719	6%
Valley Center	19,165	23%
Total	518,599	14%

Source: SANDAG 2020 Cities/County Forecast, February 1999

Households

Existing Households

In 1998, there were 137,919 households in the unincorporated area, accounting for 15 percent of the total households in the region. This represents an increase of 8 percent since 1990, compared to the region's 7 percent increase. Table 3 *(Households)* shows that six CPAs including Fallbrook, Lakeside, North County Metro, Spring Valley, Ramona, and Valle de Oro account for 64 percent of the total households in the unincorporated area.

Table 3

HOUSEHOLDS
Unincorporated Area Community Planning Areas and San Diego Region
1990 and 1998

CPA	1990*	Jan. 1, 1998	% Unincorp. Area 1998	1990-1998 Increase	1990-1998 % Increase
Alpine	4,549	5,349	4%	800	18%
Bonsall	2,761	2,975	2%	214	8%
Central Mountain	1,456	1,567	1%	111	8%
County Islands	582	583	0%	1	0%
Crest-Dehesa	2,988	3,262	2%	274	9%
Desert	1,327	1,546	1%	219	17%
Fallbrook	11,186	12,156	9%	970	9%
Jamul-Dulzura	2,609	2,938	2%	329	13%
Julian	957	1,093	1%	136	14%
Lakeside	17,994	19,123	14%	1,129	6%
Mountain Empire	1,843	2,048	1%	205	11%
North County Metro	13,629	14,255	10%	626	5%
North Mountain	1,002	1,095	1%	93	9%
Otay	6	11	0%	5	83%
Pala-Pauma	1,456	1,549	1%	93	6%
Pendleton-DeLuz	5,026	5,624	4%	598	12%
Pepper-Bostonia	5,179	5,449	4%	270	5%
Rainbow	618	685	0%	67	11%
Ramona	8,989	10,042	7%	1,053	12%
San Dieguito	3,426	4,153	3%	727	21%
Spring Valley	17,971	19,026	14%	1,055	6%
Sweetwater	4,322	4,360	3%	38	1%
Valle De Oro	13,013	14,136	10%	1,123	9%
Valley Center	4,311	4,894	4%	583	14%
Unincorporated Area	127,200	137,919	100%	10,719	8%
San Diego Region	887,719	951,818	-	64,099	7%

*Based on 1995 CPA boundaries, therefore the numbers may not match previously published Census data.
Source: 1990 Census; SANDAG Population and Housing Estimates, January 1, 1998

Projected Households

Table 4 *(Projected Households)* shows that between 1998 and 2005 the number of households in the unincorporated area is projected to increase by 16 percent. CPAs that are likely to experience the highest percentage of growth include Bonsall (23 percent), Otay (7,955 percent), Pala-Pauma (20 percent), San Dieguito (104 percent), Desert (87 percent), and Valley Center (25 percent). CPAs that are likely to experience the lowest percentages of growth include County Islands (1 percent), Pendleton De-Luz (1 percent), and Pepper Bostonia (3 percent).

Table 4

PROJECTED HOUSEHOLDS
Unincorporated Area Community Planning Areas
2005

Community Planning Area	2005	% Change 1998-2005
Alpine	5,677	6%
Bonsall	3,657	23%
Central Mountain	1,845	18%
County Islands	589	1%
Crest-Dehesa	3,761	15%
Desert	2,890	87%
Fallbrook	13,484	11%
Jamul-Dulzura	3,306	13%
Julian	1,196	9%
Lakeside	21,557	13%
Mountain Empire	2,400	17%
North County Metro	16,235	14%
North Mountain	1,197	9%
Otay	886	7,955%
Pala-Pauma	1,852	20%
Pendleton-DeLuz	5,690	1%
Pepper-Bostonia	5,637	3%
Rainbow	747	9%
Ramona	11,804	18%
San Dieguito	8,471	104%
Spring Valley	20,398	7%
Sweetwater	5,098	15%
Valle De Oro	14,920	6%
Valley Center	6,101	25%
Total	159,328	16%

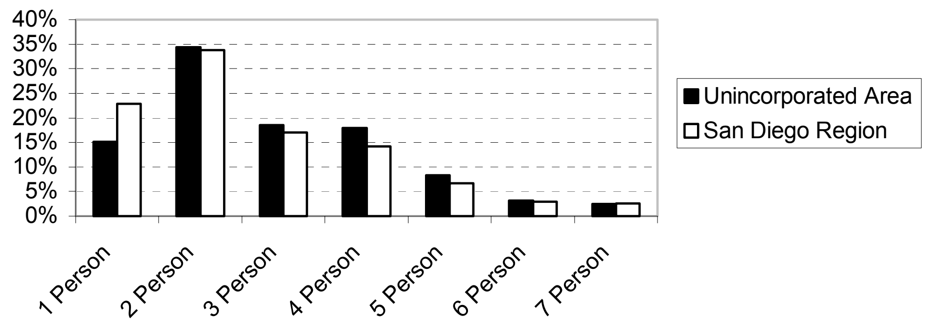
Source: SANDAG 2020 Cities/County Forecast, February 1999

Household Size

Household size is a factor that influences housing demand and can be used to project unit size that households are likely to select. Small households (1-2 persons per household) traditionally search for housing in 0-2 bedroom units, while larger households (3-4 persons per household) usually search for housing in 3-4 bedroom units. However, choices also reflect preference, economics, and location. For example, small households (single, couple, elderly, etc.) aren't usually concerned with the quality of a school system in their neighborhood, but rather accessibility to transit, work and retail, entertainment, and cultural activities.

Figure 1 *(Persons in Household)* illustrates household size for the unincorporated area and the San Diego region for 1990. The figure illustrates that the unincorporated area has a greater percentage of two to six person households than the region. However, the region has a greater percentage of one-person households, while the percentage of seven person households was similar for both the unincorporated area and the region.

Figure 1
PERSONS IN HOUSEHOLD
Unincorporated Area and San Diego Region
1990



Source: 1990 Census; California State Department of Finance

Table 5 *(Persons Per Household)* shows that in 1998 there was an average of 2.9 persons per household in the unincorporated area, compared to the region's 2.8 persons per household. Between 1990 and 1998 the average persons per household increased by approximately 4 percent. CPAs with the highest persons per household included County Islands (3.6) and Pendleton-DeLuz (3.8). CPAs with the lowest persons per household included Desert (2.3), Julian (2.6), North Mountain (2.6), and Otay (2.6).

Table 5

PERSONS PER HOUSEHOLD
Unincorporated Area Community Planning Areas and San Diego Region
1990 and 1998

CPA	1990*	Jan. 1, 1998	Single/ Multi-Family 1998	Mobile Home 1998	1990-1998 Increase	1990-1998 %Change
Alpine	2.7	2.9	3.0	2.1	0.2	6%
Bonsall	2.8	2.9	2.9	2.5	0.2	6%
Central Mountain	2.7	2.8	2.9	2.5	0.1	5%
County Islands	3.4	3.6	3.6	2.4	0.2	6%
Crest-Dehesa	3.0	3.2	3.2	2.3	0.2	6%
Desert	2.2	2.3	2.5	1.9	0.1	5%
Fallbrook	2.9	3.0	3.1	2.5	0.2	6%
Jamul-Dulzura	3.1	3.3	3.4	2.8	0.2	5%
Julian	2.5	2.6	2.7	2.2	0.2	7%
Lakeside	2.8	3.0	3.2	2.2	0.2	6%
Mountain Empire	2.7	2.8	3.0	2.5	0.1	5%
North County Metro	2.8	3.0	3.0	2.2	0.2	6%
North Mountain	2.5	2.6	2.8	2.3	0.1	5%
Otay	3.2	2.6	3.3	2.3	-0.5	-17%
Pala-Pauma	3.2	3.4	3.3	3.6	0.2	5%
Pendleton-DeLuz	3.8	3.8	3.8	3.5	0.0	0%
Pepper-Bostonia	2.6	2.8	3.0	1.9	0.2	6%
Rainbow	2.8	3.0	3.2	2.3	0.2	6%
Ramona	3.1	3.3	3.3	2.5	0.2	6%
San Dieguito	2.8	2.9	3.0	2.5	0.2	6%
Spring Valley	3.1	3.2	3.3	2.0	0.2	6%
Sweetwater	3.0	3.2	3.2	2.6	0.2	6%
Valle De Oro	2.9	3.0	3.0	1.8	0.2	6%
Valley Center	3.0	3.1	3.3	2.6	0.2	6%
Unincorporated Area	2.8	2.9	3.0	2.3	0.1	4%
San Diego Region	2.7	2.8	na	na	0.1	4%

*Based on 1995 CPA boundaries, therefore the numbers may not match previously published Census data.

Source: 1990 Census; SANDAG Population and Housing Estimates, January 1, 1998

Ethnic Composition

Ethnicity is useful in analyzing housing demand because it tends to demonstrate a relationship with other characteristics such as family size, locational preferences, and mobility. They are also often reflective of income, as shown in Table 6 *(Poverty Status by Ethnicity).* In the region, the non-white population tends to have a higher rate of poverty.

Table 6

POVERY STATUS BY ETHNICITY*
San Diego Region
1990

Race	Above Poverty	Below Poverty	Percent Below
White	1,650,592	151,787	8%
Black	111,027	29,972	21%
American Indian	16,527	3,473	17%
Asian & Pacific Islander	168,722	25,482	13%
Other Race	175,969	60,676	25%
Hispanic Origin	372,664	110,061	22%
Total	2,495,501	381,451	13%

*Population for whom poverty status is determined.

Source: 1990 Census

Table 7 *(Ethnicity)* shows that in 1998, 72 percent of residents in the unincorporated area residents were White, 19 percent Hispanic, 5 percent Asian/Other, and 4 percent Black. The ethnic distribution within CPAs is similar, with the exception of County Islands, Otay, and Pala-Pauma, which are predominately Hispanic.

Table 7

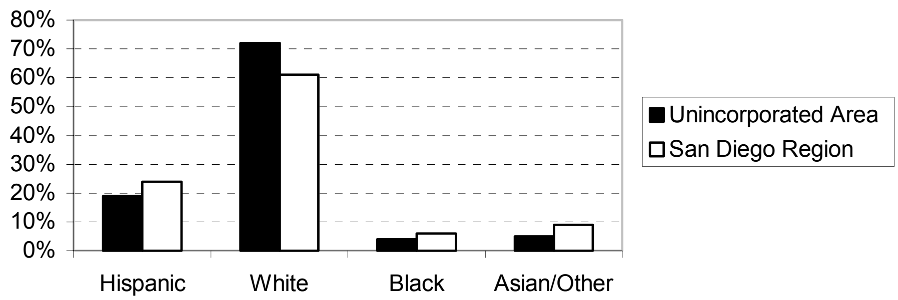
ETHNICITY
Unincorporated Planning Areas and San Diego Region
1998

CPA	Hispanic	% of CPA	Non-Hispanic White	% of CPA	Black	% of CPA	Asian/ Other	% of CPA	Total
Alpine	1,632	10%	13,458	86%	77	0%	528	3%	15,695
Bonsall	2,279	24%	6,651	70%	164	2%	322	3%	9,326
Central Mountain	575	12%	4,054	84%	85	2%	117	2%	4,831
Crest-Dehesa	1,107	11%	8,866	86%	61	1%	313	3%	10,347
County Islands	1,264	61%	662	32%	24	1%	138	7%	2,088
Desert	987	27%	2,681	72%	8	0%	40	1%	3,716
Fallbrook	11,086	30%	24,216	65%	671	2%	1,157	3%	37,130
Jamul-Dulzura	1,526	15%	8,152	81%	86	1%	348	3%	10,112
Julian	326	11%	2,344	81%	21	1%	194	7%	2,885
Lakeside	6,348	11%	49,516	85%	436	1%	1,746	3%	58,046
Mountain Empire	1,530	25%	4,146	67%	137	2%	421	7%	6,234
North County Metro	8,099	19%	32,039	76%	556	1%	1,494	4%	42,188
North Mountain	349	11%	2,467	79%	16	1%	293	9%	3,125
Otay	3,085	64%	643	13%	1,040	21%	81	2%	4,849
Pala-Pauma	2,292	43%	2,099	40%	10	0%	896	17%	5,297
Pendleton-DeLuz	5,824	14%	24,399	61%	7,153	18%	2,855	7%	40,231
Pepper-Bostonia	2,066	14%	12,129	80%	489	3%	493	3%	15,177
Rainbow	671	30%	1,461	66%	5	0%	75	3%	2,212
Ramona	5,589	17%	26,290	80%	210	1%	806	2%	32,895
San Dieguito	1,449	12%	10,486	83%	83	1%	562	4%	12,580
Spring Valley	13,733	22%	36,315	59%	5,744	9%	6,234	10%	62,026
Sweetwater	4,113	29%	8,014	57%	384	3%	1,660	12%	14,171
Valle De Oro	4,802	11%	35,056	82%	1,259	3%	1,853	4%	42,970
Valley Center	3,837	25%	10,810	70%	53	0%	838	5%	15,538
Unincorporated Area	84,569	19%	326,954	72%	18,772	4%	23,464	5%	453,669
San Diego Region	670,761	24%	1,698,529	61%	168,613	6%	265,882	9%	2,794,785

Source: SANDAG Population and Housing Estimates, 1998

Figure 2 *(Ethnicity)* compares ethnicity in the unincorporated area to the region for 1998. The white population in the unincorporated area was approximately 72 percent white compared to the region's 61 percent; 19 percent Hispanic compared to the region's 24 percent; 4 percent Black compared to the region's 6 percent; and 5 percent Asian/Other compared to the region's 9 percent. As shown, the unincorporated area had an approximately 11 percent higher percentage of White residents, and a smaller percentage of Hispanics, Blacks and Asians/Other.

Figure 2
ETHNICITY
Unincorporated Area and San Diego Region
1998



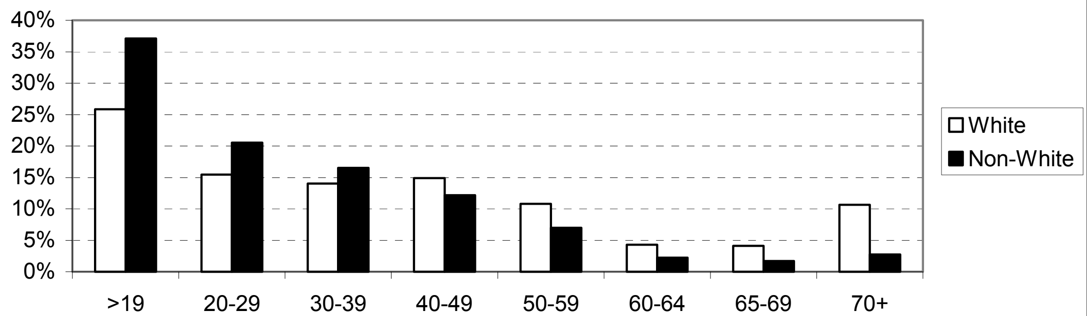
Source: SANDAG Demographic Characteristics Estimates, January 1, 1998

The ethnic distribution of the total population is increasingly changing in the region. Hispanics are the fastest growing ethnic group in the region, accounting for 55 percent of the region's population growth from 1990 to 1996. Currently, Hispanics account for 24 percent of the total population in the region. The non-Hispanic Black population increased by 9 percent between 1990 to 1996.[2] These variations in growth indicate the evolving demographic characteristics in the region.

Ethnicity is also a function of age. As shown by Figure 3 *(Age by Ethnicity)*, the non-White population in the unincorporated area had a higher percentage of persons age 30 and under, and a lower percentage of persons age 40 and over. The age group with the highest population (both whites and non-whites) was the 19 and under age group. However, this group accounted for approximately 38 percent of the non-white population and 26 percent of the white population. Approximately 15 percent of the White population are over the age of 65, while 5 percent of the non-White population is over the age of 65.

[2] Source: SANDAG "Evaluating Economic Prosperity in the San Diego Region: 1998 Update", pg. 54.

Figure 3
AGE BY ETHNICITY
Unincorporated Area
1998



Source: SANDAG Population and Economic Characteristics Estimates, 1998

Age

Housing demand within the market is often determined by the housing preferences of certain age groups. Traditionally, both the young adult population (20-34 years of age) and the elderly population (65 years and over) tend to favor apartments, low to moderately priced condominiums, and smaller single-family units. Persons between 35 to 65 years old usually provide the major market for moderate to high-cost apartments, condominiums, and larger single-family units, because they tend to have higher disposable incomes and larger household sizes.

As shown by Table 8 *(Age)* the 1998 median age in the unincorporated area was 32.9, compared to the region's 33.2. The median age in the unincorporated area ranged from a low of 22.3 in Pendleton-DeLuz to a high of 51.2 in Desert.

Table 8

AGE
Unincorporated Area Community Planning Areas and San Diego Region
1998

CPA	0 to 19	% of CPA	20 to 29	% of CPA	30 to 39	% of CPA	40 to 54	% of CPA	55 to 64	% of CPA	65 to 74	% of CPA	75 +	% of CPA	Total	Median Age
Alpine	4,099	26%	2,001	13%	2,194	14%	3,658	23%	1,550	10%	1,196	8%	997	6%	15,695	38.1
Bonsall	2,428	26%	1,186	13%	1,353	15%	1,898	20%	799	9%	879	9%	783	8%	9,326	37.7
Central Mountain	1,093	23%	657	14%	721	15%	1,261	26%	472	10%	358	7%	269	5%	4,831	39.3
County Islands	757	36%	307	15%	308	15%	348	17%	131	6%	123	6%	114	5%	2,088	29.3
Crest-Dehesa	2,925	28%	1,501	15%	1,493	14%	2,338	22%	993	10%	695	7%	402	4%	10,347	35.3
Desert	655	18%	377	10%	362	10%	609	16%	390	10%	563	15%	760	21%	3,716	51.2
Fallbrook	11,897	32%	5,306	14%	5,359	14%	6,506	18%	2,767	8%	2,625	7%	2,670	7%	37,130	32.5
Jamul-Dulzura	2,671	26%	1,322	13%	1,367	14%	2,563	25%	1,071	11%	729	7%	389	4%	10,112	37.9
Julian	668	23%	343	12%	330	11%	674	23%	305	11%	288	10%	277	10%	2,885	42.0
Lakeside	16,321	28%	8,008	14%	9,003	16%	12,896	21%	4,993	9%	3,823	7%	3,002	5%	58,046	35.4
Mountain Empire	1,664	27%	892	14%	863	14%	1,257	20%	582	10%	525	8%	451	7%	6,234	36.6
North County Metro	11,427	27%	5,277	13%	5,927	14%	8,219	20%	3,624	9%	3,704	9%	4,010	10%	42,188	37.5
North Mountain	609	19%	368	12%	423	14%	689	22%	323	10%	371	12%	342	11%	3,125	43.5
Otay	726	15%	785	16%	1,537	32%	1,417	29%	237	5%	92	2%	55	1%	4,849	36.0
Pala-Pauma	1,683	32%	805	15%	756	14%	993	19%	400	7%	350	7%	310	6%	5,297	32.2
Pendleton-DeLuz	13,559	34%	19,849	49%	5,033	13%	1,291	3%	204	1%	184	0%	111	0%	40,231	22.3
Pepper-Bostonia	5,078	33%	2,227	15%	2,797	18%	2,827	19%	942	6%	725	5%	578	4%	15,177	31.0
Rainbow	599	27%	283	13%	270	12%	416	19%	238	11%	240	11%	166	8%	2,212	38.6
Ramona	10,326	31%	4,669	14%	4,655	14%	7,339	22%	2,678	8%	1,914	6%	1,314	4%	32,895	33.3
San Dieguito	2,879	23%	1,575	13%	1,654	13%	2,919	23%	1,429	11%	1,117	9%	1,004	8%	12,580	41.0
Spring Valley	19,920	32%	8,897	14%	9,973	16%	9,443	15%	4,625	7%	3,302	5%	2,514	4%	62,026	32.3
Sweetwater	3,666	26%	2,016	14%	1,936	14%	3,180	22%	1,612	11%	1,127	8%	634	5%	14,171	37.4
Valle De Oro	11,929	28%	5,826	14%	6,328	15%	9,882	23%	3,991	9%	3,018	7%	1,996	4%	42,970	36.1
Valley Center	4,020	26%	2,073	13%	2,023	13%	3,265	21%	1,450	9%	1,407	9%	1,300	8%	15,538	38.3
Unincorporated Area	131,599	29%	76,550	17%	66,665	15%	85,888	19%	35,806	8%	29,355	6%	24,448	5%	453,669	32.9
San Diego Region	823,288	29%	430,135	15%	461,916	17%	554,924	20%	204,891	7%	168,966	6%	150,668	5%	2,794,785	33.2

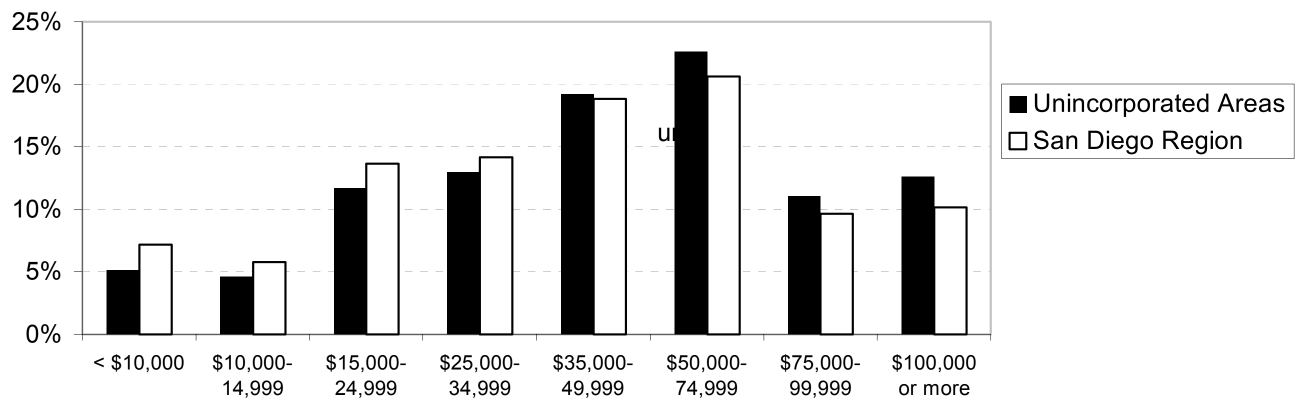
Source: SANDAG Population and Housing Estimates, 1998

Income

Income level is considered a useful indicator of the housing market, because income levels influences the range of housing prices within a community and the ability of households to afford housing. As household income decreases, the number of households paying a disproportionate amount of their income (above 30 percent of the household income) for housing increases. Consequently, this often leads to an increase in overcrowded and unsound living conditions.

Figure 4 *(Household Income)* compares 1997 household incomes in the unincorporated area to the region. In the unincorporated area, there was a higher percentage of households earning $35,000 or more per year than the region.

Figure 4
HOUSEHOLD INCOME
Unincorporated Areas and San Diego Region
1998



Source: SANDAG Demographic Characteristics Estimates, January 1, 1998

Table 9 *(Household Income)* shows 1998 household income by CPA. The median income in the unincorporated area was $47,114, approximately $4,757 higher than the region's median income. Median incomes in CPAs ranged from a low of $26,067 in County Islands to a high of $88,041 in San Dieguito.

Table 9

HOUSEHOLD INCOME
Unincorporated Area Community Planning Areas and San Diego Region
1998

CPA	<$10,000	$10,000-$14,999	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	>$100,00	Total	Median Income
Alpine	250	364	619	651	958	1,102	654	751	5,349	$47,378
Bonsall	151	155	416	380	462	694	354	363	2,975	$47,517
Central Mountain	104	86	109	159	311	432	176	190	1,567	$50,840
County Islands	78	94	105	136	82	72	16	0	583	$26,067
Crest-Dehesa	137	139	284	321	636	798	425	522	3,262	$53,572
Desert	158	143	320	320	357	108	79	61	1,546	$29,751
Fallbrook	813	596	1,777	1,719	2,113	2,503	1,161	1,474	12,156	$43,328
Jamul-Dulzura	129	92	212	205	411	699	550	640	2,938	$65,022
Julian	101	123	173	142	213	205	71	65	1,093	$35,529
Lakeside	1,048	962	2,536	2,553	4,234	4,655	1,729	1,409	19,123	$43,725
Mountain Empire	256	222	307	423	391	226	133	90	2,048	$30,651
North County Metro	714	573	1,586	1,765	2,619	3,313	1,606	2,079	14,255	$49,259
North Mountain	72	137	177	161	167	154	92	135	1,095	$35,045
Otay	0	0	0	3	3	5	0	0	11	$47,501
Pala-Pauma	111	134	208	217	268	272	148	191	1,549	$40,849
Pendleton-DeLuz	95	279	1,621	1,429	1,419	603	86	92	5,624	$30,718
Pepper-Bostonia	431	288	1,033	1,089	1,221	939	270	178	5,449	$33,931
Rainbow	43	16	69	43	119	209	95	91	685	$56,280
Ramona	564	333	801	1,075	1,863	2,754	1,343	1,309	10,042	$53,495
San Dieguito	128	73	249	246	406	721	486	1,844	4,153	$88,041
Spring Valley	902	802	1,887	2,551	4,390	4,903	2,162	1,429	19,026	$46,519
Sweetwater	98	80	199	418	624	1,016	838	1,087	4,360	$68,726
Valle De Oro	431	457	1,031	1,369	2,414	3,698	2,132	2,604	14,136	$59,235
Valley Center	280	275	421	518	839	1,104	627	830	4,894	$52,582
Unincorporated Area	7,102	6,424	16,158	17,910	26,538	31,232	15,249	17,439	138,058	$47,114
San Diego Region	68,549	54,845	129,764	134,896	179,113	196,255	91,799	96,561	951,782	$42,357

Source: SANDAG Household Income Estimates, 1998

Special Needs Groups

The following special needs groups have been described as having a significant impact on housing demand. Due to the shortage of affordable housing opportunities, these groups often compete for the same housing. Identifying special needs is necessary to fully assess regional housing needs and to comply with State law requirements. Many of the following groups overlap, for instance, many farm workers are homeless and many elderly persons may have some form of disability.

Farm Workers

Farm worker housing constitutes a critical housing need that can be expected to increase due to the strong economy, year-round agricultural production, and mild climate that has created a permanent work force and increased job opportunities in the region. The passage of the Immigration Reform and Control Act has also allowed foreign nationals who have entered the country without authorization the opportunity to submit an application to continue to work and live in the United States.

Table 10 *(Agricultural/Mining Employment)* shows that in 1995, approximately 4,162 persons or 38 percent of the region's agriculture workforce was employed in the unincorporated area. Although the employment inventory includes mining employment, it is estimated that mining accounts for only 3 percent of agricultural and mining employment in the region.[3] The highest level of agricultural activity in the unincorporated area takes place in Fallbrook, Valley Center, Bonsall, and North County Metro.

According to the County Farm Bureau, the majority of county farm workers are permanently employed farm workers. An increasingly important need for the permanently employed farm worker is affordable rental housing within the traditional housing mix. Their preferred housing choice is the neighborhood rental market near services and schools. Consequently, the demand for housing for this segment of the population is likely to increase.

Another special housing need is housing for homeless rural farm workers and day laborers. It is estimated that there are between 100 and 150 farm worker camps located throughout the region, primarily in rural areas. These encampments range in size from a few people to a few hundred and are frequently on the edge of their employer's property in fields, hillsides, canyons, ravines, or riverbeds. Some workers reside in severely overcrowded dwellings, packed buildings, or in storage sheds.[4]

In the most recent estimate by the Regional Task Force on the Homeless, approximately 1,700 homeless rural farm workers and day laborers inhabit the unincorporated area. Although difficult to quantify, it is recognized that a majority of

[3] Source: SANDAG 1995 Employment Inventory
[4] Source: San Diego Regional Task Force on the Homeless, *Regional Homeless Profile*, May, 1998

these homeless rural farm workers and day laborers come from south and central Mexico where they leave conditions of extreme poverty to find work in the United States.

The housing needs of the migrant worker are difficult to quantify due to language barriers, fear of job loss, fear of authority, and tenuous living conditions. In addition, many that enter the United States for employment may not intend to settle in the region permanently. In fact, less than 5 percent are accompanied by their families. Usually paid minimum wages, many often save their earnings and send them back to needy family members in their native country. Consequently, this may reduce the amount of money available for housing.

Addressing farm worker needs is an important County goal. The County primarily assists in the development of affordable farm worker housing through its farm worker fee waiver program. This program provides funds to waive fees for processing applications for farmland owners, non-profits, or others interested in developing housing that will be made affordable to farm workers. During the 1991-1999 housing element cycle, there were 140 contracts for fee waivers that resulted in an estimated 200 affordable housing opportunities for agricultural workers. The fee waiver program has been extended through June 2004.

The County Department of Housing and Community Development also administers a wide array of housing programs that can potentially assist in the provision of affordable housing for farm workers, including funding for acquisition, construction, rehabilitation, rental assistance, and mobilehome assistance. Funding for affordable housing proposals can also potentially be obtained through the County's semi-annual Notice of Funding Availability (NOFA) process.

During the NOFA process, the County publicly notifies non-profits, for-profits, and other housing and service providers of the availability of federal funds (i.e., CDBG, HOME, and ESG funding) earmarked for revitalization efforts, including proposals that will significantly benefit the effort to increase the supply of affordable housing. The NOFA process has proven to be effective in providing the most efficient utilization of funds for meeting local affordable housing needs.

It is also worthy to note that State law declares that housing for six or fewer employees be treated as a residential land use in residential zones, and that housing for 12 or fewer agricultural employees be treated as an agricultural use in agricultural zones within rural areas.

Table 10

AGRICULTURAL/MINING EMPLOYMENT*
Unincorporated Area Community Planning Areas
1995

CPA	Agricultural/ Mining Employment	Total CPA Employment	Percent of CPA Employment	Percent of U. Area Agricultural/Mining Employment
Alpine	8	2,713	0.3%	0%
Bonsall	637	2,380	27%	15%
Central Mountain	14	764	2%	0%
County Islands	0	245	0%	0%
Crest-Dehesa	0	1,939	0%	0%
Desert	17	1,071	2%	0%
Fallbrook	908	8,215	11%	22%
Jamul-Dulzura	10	1,046	1%	0%
Julian	48	1,053	5%	1%
Lakeside	116	7,602	2%	3%
Mountain Empire	38	1,580	2%	1%
North County Metro	723	5,835	12%	17%
North Mountain	32	639	6%	1%
Otay	0	1,548	0%	0%
Pala-Pauma	176	902	20%	4%
Pendleton-DeLuz	60	45,896	0%	1%
Pepper-Bostonia	22	2,666	1%	1%
Rainbow	723	1,098	66%	17%
Ramona	132	5,653	2%	3%
San Dieguito	179	3,518	5%	4%
Spring Valley	0	7,237	0%	0%
Sweetwater	0	1,349	0%	0%
Valle De Oro	128	6,104	2%	3%
Valley Center	191	2,385	8%	5%
Unincorporated Area	4,162	114,233	4%	100%

* Controlled to State of California Employment Development Department estimates of self-employed and domestic workers and average annual employment by industry for the San Diego region.

Source: SANDAG 1995 Employment Inventory

Single Parent~~s~~ Households

Single-parent households require special consideration and assistance, because they tend to have lower incomes and a greater need for day care, health care, and other related assistance. Single-female head of households are of particular concern because they tend to earn lower wages, thereby increasing their need for affordable housing.

Table 11 *(Single Parent Households with Persons under 18)* shows that in 1990, the unincorporated area had approximately 10,172 single-parent households with children under the age of 18, with single-female head of households accounting for 7,480 or 74 percent of the single-parent household population. Lakeside and Spring Valley had the highest number of single-female head of households in the unincorporated area.

The region's single-female head of households account for 78 percent of the region's single-parent household population. Approximately 35 percent of the region's single-female head of households were identified as living below poverty level.[5] Applying this percentage to the unincorporated area, it can be estimated that approximately 2,618 single mothers live below poverty level.

The County Department of Housing and Community Development administers a wide array of housing programs to assist in the provision of affordable housing for this segment of the population, including rental assistance. Although the County will attempt to process an average of 1,600 Section 8 certificates and vouchers annually during the 1999-2004 Housing Element cycle, Section 8 assistance has been gradually declining over the years due to federal cutbacks in the HUD budget.

In fact, it is expected that no new Section 8 certificates or vouchers will be issued during the 1999-2000 Fiscal Year, as there is no commitment from HUD, at this time, to provide additional vouchers. The cutbacks in Section 8 assistance are expected to continue despite the increase in the demand for rental assistance. Currently, a person on a waiting list for rental assistance can expect to be on the list for three to five years.

However, funding for developments that address this segment of the population can potentially be obtained through the County's semi-annual NOFA process. During this process, the County publicly notifies non-profits, for-profits, and other housing and service providers of the availability of federal funds (i.e., CDBG, HOME, and ESG funding) earmarked for revitalization efforts, including proposals that will significantly benefit the effort to increase the supply of affordable housing.

The NOFA process has proven to be effective in providing the most efficient utilization of funds for meeting local affordable housing needs. A countywide affordable housing inventory can also be accessed from the County's *Housing Resources Directory* for those searching for existing affordable housing opportunities.

[5] 1990 Census

Table 11

SINGLE PARENT HOUSEHOLDS WITH PERSONS UNDER 18
Unincorporated Area Community Planning Areas and San Diego Region
1990

	Total Households	Households w/ Single Female Householder	Households w/ Single Male Householder	Total Single Parent Households	% of CPA *
Alpine	4,549	245	107	352	8%
Bonsall	2,761	94	59	153	6%
Central Mountain	1,456	71	32	103	7%
County Islands	582	70	16	86	15%
Crest-Dehesa	2,988	130	59	189	6%
Desert	1,327	39	17	56	4%
Fallbrook	11,186	623	213	836	7%
Jamul-Dulzura	2,609	87	47	134	5%
Julian	957	39	12	51	5%
Lakeside	17,994	1,228	413	1,641	9%
Mountain Empire	1,843	140	59	199	11%
North County Metro	13,269	414	224	638	5%
North Mountain	1,002	60	22	82	8%
Otay	6	0	0	0	0%
Pala-Pauma	1,456	140	56	196	13%
Pendleton-DeLuz	5,026	83	91	174	3%
Pepper-Bostonia	5,179	448	122	570	11%
Rainbow	618	25	9	34	6%
Ramona	8,989	576	209	785	9%
San Dieguito	3,426	82	35	117	3%
Spring Valley	17,971	1,725	523	2,248	13%
Sweetwater	4,322	229	76	305	7%
Valle de Oro	13,013	781	207	988	8%
Valley Center	4,311	151	84	235	5%
Unincorporated Area Total	127,200	7,480	2,692	10,172	8%
San Diego Region	887,719	64,145	18,156	82,301	9%

* Percent of total households in CPA with persons under 18 years of age.

Source: 1990 Census

Persons with Disabilities

Persons with disabilities are as diverse as the general public. According to the U.S. Census Bureau, a person is considered to have a disability when they have difficulty performing functions such as seeing, hearing, talking, walking, climbing stairs, lifting, carrying, or performing certain social roles such as working at a job. A person is considered to have a severe disability when they need assistance from another person or device to perform basic activities.

Government Code Section 12955.3. defines “disability” to include, but is not limited to, the following:

(a) A physical or mental impairment that substantially limits one or more of a person’s major life activities.

(b) A record of having, or being perceived as having, a physical or mental impairment, but not including current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the federal Controlled Substance Act, 21 U.S.C. Sec. 802)

The persons with disabilities segment of the population is increasingly growing due to advances in medical sciences that have resulted in higher longevity rates and lower fatality rates. The U.S. Census Bureau estimates that 10 percent of the total population in the United States have a severe disability and that 20 percent have some kind of disability.[6] Applying these national figures to the unincorporated area’s population for 1998, it can be estimated that approximately 45,000 residents have a severe disability, and 90,000 have some kind of disability. The likelihood of having a disability increases with age – nationally, half of seniors 65 and over have a disability.[7] CPAs with the highest percentage of persons 65 years and over include Desert, Julian, North Mountain, Valley Center, San Dieguito, and Rainbow.

The California Right to Housing Campaign estimates that 15 percent of persons with disabilities in the State of California were living below the poverty level in 1988.[8] The U.S. Census Bureau estimates that 70 percent of people with severe disabilities are unemployed, and rely upon a fixed monthly disability income that is rarely adequate for the payment of market rentals.

According to the Federal Social Security Office, persons with disabilities usually receive $500 per month in Supplemental Security Income (SSI). The State of California usually supplements this income so that a person with a disability can expect to receive SSI income totaling $676 per month or $8,112 per year.[9] According to the Regional

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[6] Source: U.S. Department of Commerce, Economics and Statistics Administration, Bureau of the Census, *Census Brief,* “Disabilities Affect One-Fifth of All Americans, Proportion Could Increase in Coming Decades,” Dec. 1997, pg. 1

[7] Source: U.S. Department of Commerce, Economics and Statistics Administration, Bureau of the Census, *Census Brief,* “Disabilities Affect One-Fifth of All Americans, Proportion Could Increase in Coming Decades,” Dec. 1997, pg. 1

[8] Source: National Partners in Homeownership, ***Keynotes,*** “Reaching People with Disabilities,” 1988, pg.3

[9] Source: SSI Information obtained from the Social Security Office, Aug. 5, 1999

Housing Needs Statement, an extremely low-income household in the San Diego region in 1999 is a household whose income is not more than $15,750. Clearly, a person with a disability and dependent on SSI cannot afford to live in most communities in the region, unless they are provided with additional assistance.

Affordability, design, location, and discrimination often limit the supply of housing available to persons with disabilities. However, housing needs may differ depending on the type of disability. Persons that are mentally ill and homeless are usually in need of emergency shelters and transitional housing. Elderly persons with disabilities may desire to live in shared housing, and housing is also a recognized need for disabled adult children who can no longer be taken care of by their aging parents. The location of housing is also an important factor for persons with disabilities, because they often rely on public transit to get to and from necessary public and private services.

The most observable housing need for persons with disabilities is housing that is adapted to their limitations. For instance, many single-family homes may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. The cost of retrofitting a home often prohibits home ownership, and few lenders and programs combine mortgage financing with affordable financing for accessibility improvements.

Housing advocacy groups have reported that persons with disabilities are often victims of discrimination in the home buying market, because they are often perceived as a greater financial risk than persons without disabilities with identical incomes. The non-profit National Home of Your Own Alliance estimates that only 2 percent of people with disabilities own their home, compared to the overall homeownership rate of 66 percent.

The County provides basic health and social services to persons with disabilities in all incorporated cities as well as the unincorporated area. Services for people with disabilities are primarily provided by non-profit organizations such as the ACCESS Center of San Diego. The ACCESS Center provides support services such as intake and referral, case management, personal and employment assistance, housing referral, counseling, independent living services program, and public relations.

Various other organizations such as the San Diego Center for the Blind and Vision Impaired, the San Diego Regional Center for the Developmentally Disabled, the YMCA, and hospitals also provide support services for persons with disabilities.

Elderly

The housing needs of the elderly require special consideration. Elderly persons may no longer be able to look after themselves, others may not desire to live alone, or others may be required to leave the homes they own and settle into rental housing to rid themselves of the expense and labor of the upkeep of their properties. It is also often difficult for the elderly with limited incomes to find suitable housing. They tend to spend a higher percentage of their disposable income for food, housing, medical, and personal care.

Table 8 *(Age)* shows that in 1998 approximately 53,803 or 11 percent of the unincorporated area's population was age 65 and over. CPAs with the highest percentage of residents 65 years and over include Desert (36 percent), North Mountain (23 percent), Julian (20 percent), North County Metro (19 percent), Rainbow (19 percent), Valley Center (17 percent) and San Dieguito (17 percent). In 1990, 6.3 percent of residents in the region age 65 and over were living in poverty.[10] Applying this percentage to the unincorporated area, it can be estimated that approximately 3,390 residents age 65 and over were living in poverty.

The San Diego County Area Agency on Aging, the agency that is considered the regional focal point for elderly services, conducted a survey in 1997 that identified major problems that the elderly encounter in the County. Respondents attributed a lack of adequate income for basic necessities or to obtain services/care as the most significant problem. Other major problems identified by respondents include the need for transportation, difficulty in finding housing and adequate/affordable nursing home care, inadequate health care, loneliness, security, and obtaining information about available elderly services.

The projected increase in the elderly population due to such factors as the aging of the baby boom population and advances in medical sciences indicates that there will be an increase in a variety of senior housing needs. Senior housing needs may include retirement communities, independent living, assisted care residences, nursing homes, shared housing, congregate care facilities, and other types of group quarters. Emphasis is also increasingly being placed on senior developments that are accessible to transit services, health care facilities, retail, and other related services.

The County of San Diego provides a variety of housing, health, and social services for the elderly. The County Area Agency on Aging provides access to information, case management, advocacy, and community services for the elderly. They also contract with over 60 community organizations that provide a wide array of elderly services throughout the region. The County Health Department provides basic health and social services to the elderly in all incorporated cities as well as the unincorporated area.

The County Department of Housing and Community Development administers a wide array of housing programs to assist in the provision of affordable housing for senior households, including funding for acquisition and construction, rehabilitation, shared housing, rental assistance, home security, and mobilehome assistance. The County Department of Planning and Land Use also provides development incentives such as density bonuses and expedited permit processing for developers that provide affordable housing developments.

[10] SANDAG Regional Housing Needs Statement, 1999

Table 12 (*Density Bonus Housing Developments for Low Income Seniors)* lists senior housing developments from implementation of the County's senior density bonus program. As shown, there are currently eleven senior density bonus developments, with approximately 220 units out of 602 that are reserved for low-income seniors. Of the eleven senior housing developments, seven have been identified as having a waiting list[11]. Interested parties should contact the specific senior housing development for information regarding rents, income requirements, or vacancies.

Table 12

DENSITY BONUS HOUSING DEVELOPMENTS
FOR LOW INCOME SENIORS
Unincorporated Area
1999

Address	**Units**	**Units Reserved**
1012 Anza St., El Cajon	64	26
1219 Persimmon Ave., El Cajon*	45	18
1231 Persimmon Ave., El Cajon	36	14
1228 Sumner Ave., El Cajon*	48	19
212 E. Fallbrook St., Fallbrook	27	11
240 E. Fallbrook St., Fallbrook	75	11
1141 Persimmon Ave., El Cajon*	33	12
9703 Wintergardens Blvd., Lakeside*	100	40
10836 Calle Verde, Valle de Oro*	90	36
420 Pico Ave., Fallbrook*	26	10
1302 Helix Street, Spring Valley*	58	23
Total	**602**	**220**

*Denotes that there is a waiting list

Source: San Diego County Department of Housing and Community Development

Students

Student housing affects housing demand, particularly in areas that are in close proximity to the region's major universities. Typically, students are low-income and are affected by a lack of affordable housing opportunities within easy commuting distances from campus. Students usually look for roommates to share living expenses and are often

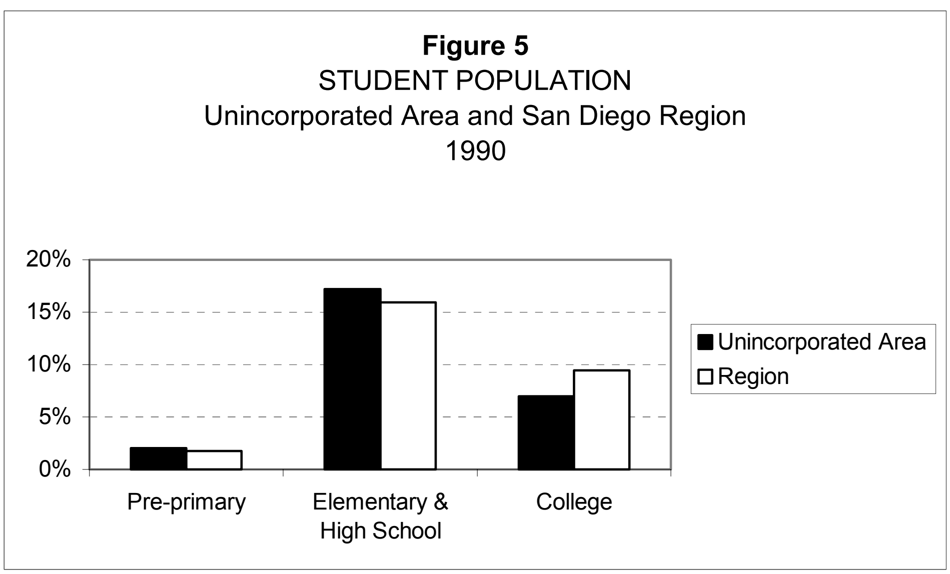
[11] County of San Diego Housing Resources Directory, 1999.

assisted through roommate referral services offered on and off campus. Although the majority of colleges and universities provide on-campus housing, they usually cannot accommodate the entire student population.

San Diego State University, the largest university in the region, has an enrollment of approximately 28,469 students, but is only able to provide on-campus housing for 2,680 students. The University of California at San Diego has an enrollment of approximately 15,140 students, but is only able to provide on-campus housing for 4,700 students. The University of San Diego has an enrollment of approximately 6,694 students, but is only able to provide on-campus housing for 2,000 students.

Regionally, smaller universities and colleges have also been recognized as having similar housing shortages. Although the majority of colleges and universities usually cannot accommodate the entire student population, many students choose to live off campus, either independently, with roommates, or with their family. Figure 5 *(Student Population)* shows that in 1990, approximately 7 percent of residents in the unincorporated area were enrolled in college, compared to the region's 10 percent.

Although most major universities and colleges are located within incorporated areas, student needs still comprise a demand for affordable housing in the unincorporated area. Lack of affordable housing influences the choice students make after graduation, often with a detrimental effect to the region's economy. College graduates provide a specialized pool of skilled labor that is vital to the economic well being of a region. However, the lack of affordable housing opportunities in a region may lead to their departure to other less expensive market areas.



Source: 1990 Census

Homeless

The most recent legislation governing housing elements (Section 65583(1)(6)) mandates that jurisdictions address the special needs of the homeless within their boundaries. The federal government defines "homeless" to mean the following:

(1) An individual who lacks a fixed, regular, and adequate night time residence; and

(2) An individual who has primary a night time residence, that is:

(i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);

(ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or

(iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

(3) This term does not include any individual imprisoned or otherwise detained under an Act of Congress or State law.

This definition does not include persons in substandard housing (unless it has been officially condemned); persons in overcrowded housing (i.e., doubled up with others) or persons being discharged from mental health facilities (unless the person was homeless when admitted and is considered homeless at discharge).
Regionally, the homeless population has come to include a variety of special needs groups, such as families, single parents with children, single males and females, farm workers, persons with disabilities, military veterans, alcohol and substance abusers, victims of domestic violence, the mentally ill, runaway youths, and the employed and underemployed. In addition, many of the homeless fit into more than one category, for example, a homeless person may also be a military veteran and a substance abuser.

Consequently, it is difficult to accurately quantify and categorize the homeless. The homeless population is also difficult to quantify, because it is a complicated task to accurately count a population without permanent residences. Therefore, census information regarding the homeless population is often unreliable.

The Regional Task Force on the Homeless (RTFH), San Diego County's leading resource for information on homeless issues, was established in 1985 to promote a regional approach towards ending homelessness in San Diego County. RTFH is a public/private effort to provide a better understanding about the multiple causes and conditions of homelessness. RTFH produces estimates that are obtained from observations from homeless service providers, estimates from local officials, reports from local surveys and studies, the Census Bureau, utilization rates of homeless facilities, services and meal programs, and estimated counts of homeless individuals observed at known locations.

According to RTFH, the region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers that primarily occupy the hillsides, canyons, and fields of the northern region of the county. RTFH estimates that 70 percent of the homeless population of these groups consists of single adults and that at least 25 percent consists of families. The remaining population consists of chronically homeless youth and elderly individuals.

As shown in Table 13 *(Homeless)*, RTFH estimates the homeless population in the unincorporated area at 2,000 with an estimated 300 urban homeless and 1,700 rural farm workers and day laborers (refer to p.65 for more information regarding farm worker housing). Communities in the unincorporated area with the greatest concentration of homeless individuals include Ramona, Rainbow, Bonsall, Pala, Pauma Valley, Valley Center, Santa Ysabel, and Campo.

Table 13

HOMELESS
Unincorporated Area and San Diego Region
1990 and 1998

		Regional Task Force on the Homeless - 1998 Estimates					
Jurisdiction	**1990 Census**	**Urban**	**Rural***	**Total Urban/Rural**	**Total Sheltered****	**Total Unsheltered**	**Percent Unsheltered**
Unincorporated Area	930	300	1700	2,000	161	1,839	92%
San Diego Region	8,762	9,120	7,190	16,310	3,961	12,349	76%

* Includes homeless farm workers and day laborers
** Based upon the number of shelter beds available each night

Source: 1990 Census; 1998 Regional Task Force on the Homeless Estimates

An inventory of vacant land prepared by the County indicates that there are an adequate number of vacant sites in the unincorporated area with adequate infrastructure and services that could potentially accommodate the identified need. Vacant or residential facilities for the homeless can potentially be provided within existing zoning regulations in the unincorporated area.

Homeless facilities providing housing and related services can be located “by right” in the following zones: Urban Residential (RU); Residential-Commercial (RC); Residential/Office Professional (C31); and General Commercial/Residential (C34). State Law also provides that any group living situation involving six or fewer unrelated persons in a group home or similar housing is considered a single-family residential use.

Homeless facilities can also potentially be located with a major use permit in the following zones: Rural Residential (RR); Recreation-Oriented Residential (RRO); General Commercial (C36); Heavy Commercial (C37); Limited Agricultural (A70); General Agricultural (A72); Limited Control (S87); Holding Area (S90); and General Rural (S92).

It is also anticipated that homeless facilities located in Escondido, San Diego, El Cajon, Oceanside, and Chula Vista can potentially serve the unincorporated area’s homeless population due to their close proximity to the unincorporated area, and the homeless population’s highly transitory nature.

The County provides a variety of housing, health, and social services for the homeless. The County Health Department provides basic social and health services to the homeless in all incorporated cities as well as the unincorporated area. The County Department of Housing and Community Development provides a variety of assistance for the homeless, including assessment and outreach, emergency shelters, transitional housing, permanent supportive housing, and permanent housing.

The County primarily supports homeless programs and activities by partnering and providing funding to non-profits to administer and provide programs and facilities for the homeless. County administered funds earmarked for the homeless include various federal and state funds, such as Emergency Shelter Grants (ESG), Community Development Block Grants (CDBG), the Supportive Housing Program (SHP), the Shelter Care Plus Program, and the Emergency Housing Assistance Program.

ESG and CDBG funded programs are operated by the County for the unincorporated area as well as the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Powey, San Marcos, and Solona Beach.

Large Households

The composition of a large family has come to no longer just represent a nuclear household (mother, father, and three or more children) or extended household (a household that includes grandparents). Large families may also include a higher proportion of sub-families, such as married couples without children or a single-parent with children living with a relative that heads a household. These characteristics are reflective of such circumstances as changes in lifestyle, lack of affordable housing, or the desire for family support or companionship.

HUD defines large households as households consisting of 5 or more persons. Large households are a special need due to the shortage of large rental units, and the potential discrimination in the rental market against families with children. Large families generate a housing need for units with more than 3 bedrooms. However, these units are typically more expensive and often unaffordable to large low-income households. Table 14 *(Large Households)* shows that in 1990, approximately 17,770 or 14 percent of households in the unincorporated area had five or more persons.

The demand for larger units in the unincorporated area is likely to increase during the 1999-2004 housing element cycle due to an increase in household size. The projected household size in the unincorporated area is projected to increase from 2.8 in 1998 to 3.08 in 2005. However, household size is projected to gradually decline thereafter to 3.04 in 2010 and 2.96 in 2020.[12]

Table 14

LARGE HOUSEHOLDS
Unincorporated Area and San Diego Region
1990

	Total Households	1 to 4 Person	% of Jur.	5 Person	% of Jur.	6 Person	% of Jur.	7 Person	% of Jur.
Unincorporated Area	127,665	109,895	86%	10,586	8%	4,098	3%	3,086	3%
San Diego Region	887,403	779,339	88%	59,553	7%	26,009	3%	22,502	2%

Source: 1990 Census

Table 15 *(Unit Size)* shows that in 1990 there were 76,184 units in the unincorporated area with 3 or more bedrooms. Of these units, 11,161 or 15% are renter occupied. Given that there were approximately 18,252 households with 5 or more persons in the unincorporated area, it does not appear that there is a shortage of large units in the unincorporated area. However, many of these units may not be affordable to low-income households with large families.

[12] SANDAG 2020 Cities/Forecast, February, 1999

The County Department of Housing and Community Development administers funds that can potentially provide funding to assist in the provision of affordable housing for large families. Through the County's semi-annual NOFA process, the County publicly notifies non-profits, for-profits, and other housing and service providers of the availability of federal funds (i.e., CDBG, HOME, and ESG funding) earmarked for revitalization efforts, including proposals that will significantly benefit the effort to increase the supply of affordable housing.

The County will also attempt to process an average of 1,600 Section 8 certificates and vouchers annually during the 1999-2004 Housing Element cycle. Although a portion of Section 8 certificates and vouchers will go to needy large families, this type of rental assistance has been gradually declining over the years due to federal cutbacks in the HUD budget. It is expected that no new Section 8 certificates or vouchers will be issued during the 1999-2000 Fiscal Year, as there is no commitment from HUD, at this time, to provide additional vouchers and certificates.

Table 15

UNIT SIZE
Unincorporated Area
1990

Unit Size	**Total**	**Owner Occupied**	**Renter Occupied**
3BR	50,767	41,965	8,802
4 BR	21,232	19,085	2,147
5+ BR	4,185	3,973	212
Total	76,184	65,023	11,161

Source: 1990 Census

Military Households

The military population's influence on housing demand is based on existing military households trying to find temporary housing and former military households trying to find permanent housing. Low incomes and uncertain length of residency often affect the housing needs of military personnel.

Enlisted military personnel in grades E-1 through E-5 usually have a need for affordable housing. Although the need is partially met by the supply of military housing, the demand outweighs the supply. In January 1990, the military employed 46,191 military families in the region, but only 7,100 government-owned family housing units were available for military personnel.[13]

In response to this need, SANDAG's Military Housing Task Force evaluated publicly and privately owned land that could potentially be used to accommodate military family housing. The Task Force made recommendations and prioritized a final list of sites within the region, and developed criteria to address community compatibility issues.

Table 16 *(Distribution of Military Population by Installation)* shows that in 1997 there were 33,691 military personnel stationed in military bases located within the unincorporated area, accounting for approximately 40 percent of military personnel in the region. In the unincorporated area, the majority of military personnel are stationed at Camp Pendleton, located just north of Oceanside. A smaller military population in the unincorporated area is also stationed at the Naval Weapons Station in Fallbrook.

At Camp Pendleton, approximately 48 percent of personnel live in group quarters, 17 percent live in on base housing, and 35 percent live in off base housing. At the Naval Weapons Station in Fallbrook, 89 percent of personnel live in group quarters, 10 percent live in on base housing, and 1 percent live off base.

Table 16

DISTRIBUTION OF MILITARY POPULATION BY INSTALLATION
Unincorporated Area and San Diego Region
1997

Installation	**Military Assigned to Base***	**Living On Base Housing****	**Living On Base GQ/Ships****	**On Base Civilian Workers**
MCBC Pendleton	33,611	5,701	16,211	3,732
Fallbrook Weapons	80	8	71	80
Unincorporated Area	33,691	5,709	16,282	3,812
San Diego Region	83,751	6,981	48,666	25,187

*Source: Naval Engineering Field Activities, Southwest

**Source: California State Department of Finance Average for 1/1/97 and 1/1/98

[13] Source: SANDAG *Regional Housing Needs Statement*, July, 1990

Table 17 *(Off Base Military Housing)* shows that in 1998 there were 211 off-base military housing units for 211 military households in the unincorporated area. However, there were approximately 479 households living off base in non-military housing.

Table 17

OFF BASE MILITARY HOUSING
Unincorporated Area
1998

		Housing Units						
	Military Households	**Single-Family Attached**	**Single-Family Detached**	**Multifamily Two-Four Units**	**Multifamily Five + Units**	**Mobile Homes**	**Total**	**Occupied**
Off Base	690	4	19	13	175	0	211	211

Source: Department of Defense, Demographic Research Unit, Final Military Data for 1990-1998 for California

EMPLOYMENT CHARACTERISTICS

Analyzing employment patterns is useful in projecting housing demand. In the region, employment growth outpaced population growth between 1980 and 1990. In this decade there was a 47 percent increase (313,400 jobs) in employment and a 34 percent increase (629,772) in population. During the recession of the early 1990's, employment grew at a rate of four percent (39,800 jobs), while population grew at a rate of 8 percent (202,021). [14]

Between 1990 and 1994, more low paying than high paying jobs were created in the region. High paying jobs increased by 31 percent, while low paying jobs increased by 43 percent. In addition, real wages of high paying jobs decreased by seven percent, while wages in low paying jobs decreased by 15 percent (wages adjusted for inflation).[15] Consequently, housing has become increasingly expensive in the region, especially for low-income households.

Table 18 *(Employment Change)* shows that between 1990 and 1995 changes in the employment rate in the unincorporated area ranged from a 32.2 percent decrease in Sweetwater and Otay to a 137.3 percent increase in Pala-Pauma. In the unincorporated area employment increased by 4.6 percent, compared to the region's decrease of -0.8 percent.

Table 19 (Employment by Industry) shows that in 1995 the military was the largest employer in the unincorporated area, accounting for 34 percent of total employment.

[14] Source: SANDAG "Evaluating Economic Prosperity in the San Diego Region: 1998 Update
[15] Source: SANDAG "Evaluating Economic Prosperity in the San Diego Region: 1998 Update

The service sector, government, and military were the top three employers in the unincorporated area. The top employers in the region were the service, government, and the retail trade sectors.

Table 18

EMPLOYMENT CHANGE
Unincorporated Area Community Planning Areas and San Diego Region
1990 and 1995

	1995				1990	1990-1995	
CPA	**Wage & Salary Employment**	**Self-employed**	**Military**	**Total Employment**	**Total Employment**	**Change Numeric**	**Change Percent**
Alpine	2,713	352	0	3,065	2,556	509	19.9%
Bonsall	2,380	553	0	2,933	2,174	759	34.9%
Central Mountain	764	126	0	890	946	-56	-5.9%
County Islands	245	22	0	267	351	-84	-23.9%
Crest-Dehesa	1,939	193	0	2,123	2,058	74	3.6%
Desert	1,071	196	0	1,267	1,350	-83	-6.1%
Fallbrook	8,215	1,382	0	9,597	9,981	-384	-3.8%
Jamul-Dulzura	1,046	190	0	1,236	1,089	147	13.5%
Julian	1,053	204	0	1,257	1,313	-56	-4.3%
Lakeside	7,602	1,237	0	8,839	11,916	-2,357	-21.1%
Mountain Empire	1,580	250	0	1,830	1,934	-104	-5.4%
North County Metro	5,835	1,217	0	7,052	8,214	-1,162	-14.1%
North Mountain	639	150	0	789	816	-27	-3.3%
Otay	1,548	4	0	1,552	1,699	-147	-8.7%
Pala-Pauma	902	199	0	1,101	464	637	137.3%
Pendleton-DeLuz	7,607	129	38,289	46,025	36,325	9,700	26.7%
Pepper-Bostonia	2,666	490	0	3,156	3,227	-71	-2.2%

Rainbow	1,098	177	0	1,275	699	576	82.4%
Ramona	5,653	942	0	6,595	6,500	95	1.5%
San Dieguito	3,518	481	0	3,999	3,029	970	32.0%
Spring Valley	7,237	985	0	8,222	9,713	-1,491	-15.4%
Sweetwater	1,349	223	0	1,572	2,285	-713	-31.2%
Valle De Oro	6,104	894	0	6,998	8,073	-1,075	-13.3%
Valley Center	2,385	605	0	2,990	2,990	0	0.0%
Unincorporated Area	75,944	11,210	38,289	125,443	119,878	5,565	4.6%
San Diego Region	989,300	95,647	101,890	1,186,837	1,195,811	-8,974	-0.8%

Source: SANDAG Employment Estimates, 1995

Table 19

EMPLOYMENT BY INDUSTRY
Unincorporated Area Community Planning Areas and San Diego Region
1995

CPA	Agriculture and Mining	Construction	Manufacturing	Transportation, Communication and Utilities	Wholesale Trade	Retail Trade	Finance, Insurance, and Real Estate	Services	Government	Military	Total
Alpine	8	238	46	28	78	515	134	1,274	390	0	2,713
Bonsall	637	138	56	79	184	178	67	742	299	0	2,380
Central Mountain	14	26	23	54	28	177	28	167	247	0	764
County Islands	0	2	5	57	9	7	18	40	17	0	245
Crest-Dehesa	0	241	11	11	49	50	44	1,429	104	0	1,939
Desert	17	73	6	11	48	164	99	498	155	0	1,071
Fallbrook	908	421	422	231	776	1,531	508	2,410	1,008	0	8,215
Jamul-Dulzura	10	124	76	19	59	167	23	357	208	0	1,046
Julian	48	26	59	23	46	313	29	295	214	0	1,053
Lakeside	116	1,447	345	211	465	1,425	239	2,230	1,124	0	7,602
Mountain Empire	38	20	76	112	96	197	74	433	534	0	1,580
North County Metro	723	712	288	134	627	611	200	2,524	16	0	5,835
North Mountain	32	13	13	22	9	119	26	230	175	0	639
Otay	0	0	30	0	0	5	0	5	1,508	0	1,548
Pala-Pauma	176	36	101	39	96	68	6	186	94	0	902

Pendleton-DeLuz	60	8	1	1,880	18	15	0	31	5,594	38,289	45,896
Pepper-Bostonia	22	598	304	109	196	389	90	786	172	0	2,666
Rainbow	723	65	1	0	106	46	10	65	82	0	1,098
Ramona	132	427	221	199	313	1,302	324	1,675	1,060	0	5,653
San Dieguito	179	67	199	72	250	647	475	1,346	283	0	3,518
Spring Valley	0	883	569	494	370	1,476	227	2,011	1,207	0	7,237
Sweetwater	0	132	3	15	47	134	257	595	166	0	1,349
Valle De Oro	128	515	137	83	199	1,452	364	1,940	1,286	0	6,104
Valley Center	191	263	142	125	213	291	89	637	434	0	2,385
Unincorporated Area	4,162	6,481	3,134	4,008	4,282	11,282	3,424	22,794	16,377	38,289	114,233
Percent of Total	4%	6%	3%	4%	4%	10%	3%	20%	14%	34%	100%
San Diego Region	11,100	43,600	114,900	37,400	42,900	186,600	55,800	310,900	186,100	101,890	1,091,190
Percent of Total	1%	4%	11%	3%	4%	17%	5%	28%	17%	9%	100%

Source: SANDAG Employment Estimates, 1995

Commuting Patterns

Commuting patterns influence urban growth because they demonstrate the relationship between housing to areas of employment. Currently, the strong economy has resulted in an increase in population, economic opportunities, employment levels, and housing demand. Consequently, the number of people commuting to work and commuting times have increased in the region. Many times it is due to the physical separation of housing and employment sites.

Table 20 *(Mode of Transportation to Work)* shows that in 1990 approximately 70 percent of workers in the unincorporated area were single occupant drivers. Carpooling was the second most common mode of transportation, followed by walking and bicycling. It was also estimated that 1 percent of working residents use mass transit, while 5 percent telecommute.

The relationship between the location of housing and employment has a significant impact upon transportation systems in the region. Table 21 *(Travel Time to Work)* shows that in 1990, 15 percent of working residents traveled 9 minutes or less to work; 43 percent traveled between 10 to 29 minutes to work; 30 percent traveled between 30 to 59 minutes; and 6 percent traveled over 60 minutes to work.

Pendleton-DeLuz had the highest percentage (14 percent) of residents with commutes of less than 5 minutes. Although Mountain Empire had the highest percentage (32 percent) of residents with commutes of over an hour, Ramona had the highest number of residents (1,847) with commutes of over an hour.

Table 20

MODE OF TRANSPORTATION TO WORK*
Unincorporated Area Community Planning Areas
1990

CPA	Single Occupant	% of CPA	Carpooled	% of CPA	Public Transportation	% of CPA	Motorcycle	% of CPA	Walked/ Bicycled/Other	% of CPA	Worked at Home	% of CPA	Total
Alpine	4,426	74%	817	14%	32	1%	81	1%	247	4%	344	6%	5,947
Bonsall	2,453	65%	536	14%	41	1%	18	0%	290	8%	431	11%	3,769
Central Mountain	1,351	71%	376	20%	8	0%	17	1%	79	4%	78	4%	1,909
County Islands	496	74%	92	14%	24	4%	0	0%	17	3%	41	6%	670
Crest-Dehesa	3,424	79%	601	14%	38	1%	0	0%	88	2%	209	5%	4,360
Desert	744	67%	136	12%	16	1%	22	2%	92	8%	100	9%	1,110
Fallbrook	9,404	68%	2,263	16%	86	1%	82	1%	1,069	8%	904	7%	13,808
Jamul-Dulzura	3,112	79%	551	14%	8	0%	14	0%	52	1%	196	5%	3,933
Julian	674	63%	216	20%	0	0%	0	0%	115	11%	67	6%	1,072
Lakeside	19,427	79%	3,175	13%	264	1%	203	1%	607	2%	832	3%	24,508
Mountain Empire	1,243	67%	329	18%	13	1%	0	0%	178	10%	89	5%	1,852
North County Metro	14,119	77%	2,367	13%	164	1%	86	0%	591	3%	1,032	6%	18,359
North Mountain	564	64%	181	21%	0	0%	15	2%	53	6%	68	8%	881
Otay	37	88%	0	0%	0	0%	0	0%	0	0%	5	12%	42
Pala-Pauma	1,122	60%	312	17%	34	2%	0	0%	177	9%	222	12%	1,867
Pendleton-DeLuz	7,688	31%	4,046	16%	281	1%	206	1%	11,888	48%	749	3%	24,858
Pepper-Bostonia	4,638	72%	1,056	16%	148	2%	38	1%	287	4%	303	5%	6,470
Rainbow	493	63%	107	14%	0	0%	0	0%	100	13%	88	11%	788
Ramona	9,264	73%	1,961	15%	15	0%	59	0%	623	5%	785	6%	12,707
San Dieguito	3,319	74%	249	6%	19	0%	8	0%	314	7%	604	13%	4,513
Spring Valley	19,902	77%	3,699	14%	647	3%	291	1%	638	2%	536	2%	25,713
Sweetwater	5,383	81%	748	11%	71	1%	19	0%	104	2%	290	4%	6,615
Valle De Oro	15,884	82%	2,030	10%	209	1%	52	0%	364	2%	817	4%	19,356
Valley Center	3,746	68%	877	16%	73	1%	4	0%	244	4%	601	11%	5,545
Unincorporated Area	132,913	70%	26,725	14%	2,191	1%	1,215	1%	18,217	10%	9,391	5%	190,652

* Workers 16 Years and Over

Source: 1990 Census

Table 21

TRAVEL TIME TO WORK
Unincorporated Area Community Planning Areas
1990

CPA	<5 Min.	% of CPA	5-9 Min.	% of CPA	10-19 Min.	% of CPA	20-29 Min.	% of CPA	30-44 Min.	% of CPA	45-59 Min.	% of CPA	60+ Min.	% of CPA	Worked at Home	% of CPA	Total
Alpine	220	4%	411	7%	877	15%	1,042	18%	1,687	28%	922	16%	453	8%	335	6%	5,947
Bonsall	261	7%	295	8%	861	23%	760	20%	585	16%	245	7%	336	9%	426	11%	3,769
Central Mountain	99	5%	136	7%	171	9%	115	6%	611	32%	366	19%	333	17%	78	4%	1,909
County Islands	4	1%	48	7%	191	29%	134	20%	189	28%	22	3%	41	6%	41	6%	670
Crest-Dehesa	64	2%	183	4%	1,143	26%	938	22%	1,080	25%	492	11%	234	5%	226	5%	4,360
Desert	124	11%	253	23%	389	35%	61	6%	38	3%	0	0%	145	13%	100	9%	1,110
Fallbrook	982	7%	2,129	15%	3,371	24%	1,894	14%	2,522	18%	925	7%	1,085	8%	900	7%	13,808
Jamul-Dulzura	25	1%	126	3%	442	11%	785	20%	1,453	37%	588	15%	318	8%	196	5%	3,933
Julian	118	11%	284	27%	177	17%	27	3%	136	13%	62	6%	203	19%	65	6%	1,072
Lakeside	385	2%	1,912	8%	6,624	27%	4,442	18%	6,838	28%	2,382	10%	1,095	5%	830	3%	24,508
Mountain Empire	80	4%	262	14%	343	19%	110	6%	121	7%	248	13%	599	32%	89	5%	1,852
North County Metro	363	2%	1,538	8%	6,159	34%	3,131	17%	3,844	21%	1,416	8%	882	5%	1,026	6%	18,359
North Mountain	77	9%	49	6%	183	21%	160	18%	92	10%	73	8%	178	20%	69	8%	881
Otay	3	7%	0	0%	13	31%	4	10%	11	26%	4	10%	5	12%	2	5%	42
Pala-Pauma	67	4%	173	9%	375	20%	289	16%	451	24%	149	8%	142	8%	221	12%	1,867
Pendleton-DeLuz	3,527	14%	7,335	30%	7,408	30%	2,583	10%	1,897	8%	627	3%	727	3%	754	3%	24,858
Pepper-Bostonia	152	2%	854	13%	1,400	22%	1,246	19%	1,694	26%	482	7%	339	5%	303	5%	6,470
Rainbow	48	7%	128	19%	139	20%	99	14%	74	11%	44	6%	65	9%	91	13%	688
Ramona	400	3%	1,420	11%	1,869	15%	1,056	8%	3,005	24%	2,328	18%	1,847	15%	782	6%	12,707
San Dieguito	247	6%	293	7%	1,019	23%	935	21%	1,183	26%	163	4%	69	2%	604	13%	4,513
Spring Valley	355	1%	1,541	6%	5,398	21%	7,750	30%	7,214	28%	1,772	7%	1,143	4%	540	2%	25,713
Sweetwater	167	3%	380	6%	2,112	32%	1,815	27%	1,491	23%	236	4%	125	2%	289	4%	6,615
Valle De Oro	255	1%	1,357	7%	5,017	26%	5,153	26%	5,214	27%	1,285	7%	540	3%	805	4%	19,626
Valley Center	194	4%	332	6%	823	15%	1,028	19%	1,390	25%	640	10%	526	10%	612	11%	5,545
Total	8,217	4%	21,439	11%	46,504	24%	35,557	19%	42,820	22%	15,471	8%	11,430	6%	9,384	5%	190,822

Source: 1990 Census

HOUSING SUPPLY

The two principal characteristics of housing supply in the United States is that the majority of housing is provided by the private sector, and that private ownership is widely dispersed among location and income levels. Existing and projected housing stock characteristics are used to determine housing supply.

HOUSING STOCK CHARACTERISTICS

Housing Units Added

As shown in Table 22 *(Housing Units Added)*, the housing stock in the unincorporated area increased by 9 percent between 1990 and 1998, approximately 2 percent higher than the region. Approximately 11,685 units were added to the unincorporated area's housing stock with 67 percent consisting of single-family units, 24 percent multifamily units, and 9 percent consisting of mobilehomes.

CPAs with the highest increase in housing stock during this period included Alpine (17 percent), Otay (100 percent), Pendleton-Deluz (20 percent), and San Dieguito (21 percent). CPAs with lowest increase in housing stock included County Islands (0.4 percent), North County Metro (5 percent), Pepper-Bostonia (5 percent), and Sweetwater (1 percent).

Table 22

HOUSING UNITS ADDED
Unincorporated Area Community Planning Areas and San Diego Region
1990-1998

CPA	Total Housing Units				Single-Family Units				Multifamily Units				Mobile Homes			
	1990	1998	Unit Change	Percent Change	1990	1998	Unit Change	Percent Change	1990	1998	Unit Change	Percent Change	1990	1998	Unit Change	Percent Change
Alpine	4,887	5,727	840	17%	3,187	3,888	701	22%	1,134	1,201	67	6%	566	638	72	13%
Bonsall	3,045	3,277	232	8%	2,495	2,670	175	7%	352	399	47	13%	198	208	10	5%
Central Mountain	1,968	2,119	151	8%	1,710	1,808	98	6%	36	36	0	0%	222	275	53	24%
County Islands	606	609	3	0%	547	548	1	0%	52	53	1	2%	7	8	1	14%
Crest-Dehesa	3,099	3,373	274	9%	2,871	3,113	242	8%	57	55	-2	-4%	171	205	34	20%
Desert	2,481	2,823	342	14%	1,374	1,601	227	17%	286	294	8	3%	821	928	107	13%
Fallbrook	11,979	12,989	1010	8%	8,291	9,126	835	10%	2,649	2,732	83	3%	1,039	1,131	92	9%
Jamul-Dulzura	2,769	3,109	340	12%	2,323	2,591	268	12%	41	41	0	0%	405	477	72	18%
Julian	1,449	1,594	145	10%	1,293	1,421	128	10%	49	49	0	0%	107	124	17	16%
Lakeside	18,821	19,922	1,101	6%	10,759	11,481	722	7%	3,975	4,254	279	7%	4,087	4,187	100	2%
Mountain Empire	2,506	2,780	274	11%	1,683	1,807	124	7%	84	84	0	0%	739	889	150	20%
North County Metro	14,678	15,341	663	5%	11,897	12,500	603	5%	1,926	1,956	30	2%	855	885	30	4%
North Mountain	1,363	1,479	116	9%	860	922	62	7%	42	42	0	0%	461	515	54	12%
Otay	6	12	6	100%	4	4	0	0%	0	0	0	0%	2	8	6	300%
Pala-Pauma	1,703	1,808	105	6%	1,140	1,205	65	6%	63	73	10	16%	500	525	25	5%
Pendleton-DeLuz	5,121	6,133	1,012	20%	3,176	3,789	613	19%	1,648	2,018	370	22%	297	326	29	10%
Pepper-Bostonia	5,428	5,695	267	5%	2,158	2,171	13	1%	2,216	2,468	252	11%	1,054	1,056	2	0%
Rainbow	676	736	60	9%	482	531	49	10%	28	28	0	0%	166	177	11	7%
Ramona	9,692	10,814	1,122	12%	7,352	8,238	886	12%	1,653	1,833	180	11%	687	743	56	8%
San Dieguito	3,723	4,518	795	21%	3,551	3,974	423	12%	99	471	372	376%	73	73	0	0%
Spring Valley	18,495	19,557	1,062	6%	13,068	13,522	454	3%	3,938	4,542	604	15%	1,489	1,493	4	0%
Sweetwater	4,481	4,514	33	1%	3,901	3,934	33	1%	566	566	0	0%	14	14	0	0%
Valle De Oro	13,390	14,508	1,118	8%	10,507	11,119	612	6%	2,761	3,260	499	18%	122	129	7	6%
Valley Center	4,734	5,348	614	13%	3,559	4,107	548	15%	101	94	-7	-7%	1,074	1,147	73	7%
Total	137,100	148,785	11,685	9%	98,188	106,070	7,882	8%	23,756	26,549	2,793	12%	15,156	16,161	1,005	7%
San Diego Region	946,240	1,014,859	68,619	7%	552,809	596,148	43,339	8%	348,067	371,803	23,736	7%	45,364	46,908	1,544	3%

Source: SANDAG Population and Housing Estimates, January 1, 1998

Types of Housing

Table 23 *(Types of Housing)* shows that in 1998 single-family units was the predominant housing type (71 percent) in the unincorporated area. Otay shows as having the lowest percentage of single-family and multifamily units in the unincorporated area. However, it is important to note that Otay is an area that is anticipating significant growth as a result of planned residential developments during the upcoming years.

Excluding Otay, Crest-Dehesa had the highest percentage (92 percent) of single-family units, while Pepper-Bostonia had the lowest percentage (38 percent). Excluding Otay, Pepper-Bostonia had the highest percentage (43 percent) of multifamily units, while Jamul-Dulzura (1 percent), Valley Center (2 percent), Crest-Dehesa (2 percent), and Central Mountain (2 percent) had the lowest percentage of multifamily units. Lakeside had the highest number of mobilehomes in the unincorporated area with 4,187.

Table 23

TYPES OF HOUSING
Unincorporated Area Community Planning Areas and San Diego Region
1998

CPA	Total	Single-Family	% of CPA	Multi-Family	% of CPA	Mobile Homes	% of CPA
Alpine	5,727	3,888	68%	1,201	21%	638	11%
Bonsall	3,277	2,670	81%	399	12%	208	6%
Central Mountain	2,119	1,808	85%	36	2%	275	13%
County Islands	609	548	90%	53	9%	8	1%
Crest-Dehesa	3,373	3,113	92%	55	2%	205	6%
Desert	2,823	1,601	57%	294	10%	928	33%
Fallbrook	12,989	9,126	71%	2,732	21%	1,131	9%
Jamul-Dulzura	3,109	2,591	83%	41	1%	477	15%
Julian	1,594	1,421	89%	49	3%	124	8%
Lakeside	19,922	11,481	58%	4,254	21%	4,187	21%
Mountain Empire	2,780	1,807	65%	84	3%	889	32%
North County Metro	15,341	12,500	81%	1,956	13%	885	6%
North Mountain	1,479	922	62%	42	3%	515	35%
Otay	12	4	33%	0	0%	8	67%
Pala-Pauma	1,808	1,205	67%	73	4%	525	29%
Pendleton-DeLuz	6,133	3,789	62%	2,018	33%	326	5%
Pepper-Bostonia	5,695	2,171	38%	2,468	43%	1,056	19%
Rainbow	736	531	72%	28	4%	177	24%
Ramona	10,814	8,238	76%	1,833	17%	743	7%
San Dieguito	4,518	3,974	88%	471	10%	73	2%
Spring Valley	19,557	13,522	69%	4,542	23%	1,493	8%
Sweetwater	4,514	3,934	87%	566	13%	14	0%
Valle De Oro	14,508	11,119	77%	3,260	22%	129	1%
Valley Center	5,348	4,107	77%	94	2%	1,147	21%
Total	148,785	106,070	71%	26,549	18%	16,161	11%
San Diego Region	1,014,859	596,148	59%	371,803	37%	46,908	5%

Source: SANDAG Population and Housing Estimates, January 1, 1998

Mobilehomes

Mobilehomes and manufactured housing are considered a valuable source of affordable housing due to their potential cost advantages. They are usually less expensive to produce than single-family and multifamily housing. Maintenance costs and property taxes are also usually lower compared to single-family and multifamily housing. Table 24 *(Mobilehomes)* shows that in 1998, 33 percent of the total occupied mobilehomes in the region were located in the unincorporated area.

Table 24

MOBILEHOMES
Unincorporated Area and San Diego Region
1998

Jurisdiction	**Occupied Mobilehomes 1997**	**Percent of Total Occupied Mobilehomes**
Unincorporated Area	14,447	33%
San Diego Region	43,581	

Source: SANDAG Population and Housing Estimates, January 1,1998

Projected Housing

Table 25 *(Projected Housing)* shows the number of housing units projected to be developed in the unincorporated area between 1998 and 2005. The housing stock is projected to increase by 14%, with Bonsall (21 percent), Desert (71 percent), Otay (7,667 percent), San Dieguito (104 percent), and Valley Center (26 percent) projected to have the highest percentage increase in new housing units constructed.

CPAs that are anticipated to have the lowest percentage increases in new housing units constructed include Pendleton-DeLuz (0.3 percent) and Pepper Bostonia (3 percent), with County Islands projected to have a negative net gain in new units (-0.2 percent)

Table 25

PROJECTED HOUSING
Unincorporated Area Community Planning Areas
2005

Community Planning Area	2005	% Change 1998-2005
Alpine	6,046	6%
Bonsall	3,974	21%
Central Mountain	2,266	7%
County Islands	608	-0.2%
Crest-Dehesa	3,878	15%
Desert	4,818	71%
Fallbrook	14,291	10%
Jamul-Dulzura	3,509	13%
Julian	1,744	9%
Lakeside	22,348	12%
Mountain Empire	3,124	12%
North County Metro	17,341	13%
North Mountain	1,630	10%
Otay	932	7667%
Pala-Pauma	2,027	12%
Pendleton-DeLuz	6,153	0%
Pepper-Bostonia	5,870	3%
Rainbow	793	8%
Ramona	12,602	17%
San Dieguito	9,205	104%
Spring Valley	20,866	7%
Sweetwater	5,178	15%
Valle De Oro	15,324	6%
Valley Center	6,713	26%
Total	171,240	14%

Source: SANDAG 2020 Cities/County Forecast, February 1999

Substandard Units

Substandard housing is defined as housing units that are in need of repair or replacement. The number of substandard units within a jurisdiction can be determined by indicators derived from census data, such as units lacking complete plumbing facilities or the percentage of units built before 1940.

Complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three plumbing facilities must be included in a house, apartment, or mobilehome, but not necessarily in the same room. Housing units are classified as lacking plumbing facilities when any of these plumbing facilities are not present.[16]

According to the 1990 Census, the unincorporated area had 917 housing units lacking complete plumbing facilities, with 716 of these units identified as being occupied. As shown in Table 26 *(Housing Units with Inadequate Plumbing),* this represented approximately 1 percent of total housing units in the unincorporated area.

The County Department of Environmental Health (DEH), the substandard housing enforcement agency for the unincorporated area, regularly condemns housing units for substandard conditions. Occupied housing units that lack plumbing facilities are usually brought to the attention of County DEH due to neighborhood complaints regarding flies, odors, and sewage.

County DEH files indicate that this problem currently doesn't exist in the unincorporated area, and that the number of occupied housing units lacking complete plumbing facilities may be considerably lower than the number derived from the 1990 Census.

Table 26

HOUSING UNITS WITH INADEQUATE PLUMBING
Unincorporated Area and San Diego Region
1990

	Total Housing Units			**Occupied Units**			**Vacant Units**		
	With Plumbing	**No Plumbing**	**% No Plumbing**	**With Plumbing**	**No Plumbing**	**% No Plumbing**	**With Plumbing**	**No Plumbing**	**% No Plumbing**
Unincorporated Area	136,672	917	1%	126,949	716	1%	9,723	201	2%
San Diego Region	941,356	4,884	1%	883,181	4,222	1%	58,175	662	1%

Source: 1990 Census

Age of Housing Stock

[16] Source: U.S. Census Bureau

The age of the existing housing stock is a characteristic of supply, because it is usually an indicator of existing housing conditions. Various federal and state programs use the age of housing as a factor in determining housing needs, and the allocation of funds for housing and community development programs. HUD considers units substandard if they were built before 1940 and have a value of less than $35,000.

Table 27 *(Year Housing Built)* shows that in 1990 approximately 3 percent of housing units in the unincorporated area were built before 1940, compared to the region's 6 percent. CPAs with the highest number of housing units built before 1940 (250 or more units) include Lakeside, Fallbrook, Mountain Empire, North County Metro, Ramona, Spring Valley, and North Mountain.

The majority of housing units in the unincorporated area and the region were built after 1969. Approximately 66 percent of the units in the unincorporated area were built between 1970 and March 1990, and 81 percent were built between 1960 and March 1990. Regionally, approximately 58 percent of the units were built between 1970 and March 1990, and 74 percent were built between 1960 and March 1990.

Although the majority of housing units in the unincorporated area were built after 1969, the condition of the housing unit will begin to change as the unit gets older, particular if there isn't continued maintenance by the owner. According to the Urban County Comprehensive Housing Affordability Strategy, approximately 5,259 housing units in the Urban County need rehabilitation. Approximately 526 of these units are considered to no longer be good candidates for rehabilitation, therefore, needing replacement.

The County Department of Housing and Community Development administers a wide array of housing programs, including rehabilitation assistance for those interested in improving the livability and security of deteriorated housing units. During the 1999-2004 Housing Element cycle, the County anticipates rehabilitating approximately 300 single-family units and 125 multi-family units for households that earn no more than 80 percent of the area median income (adjusted household size).

Table 27

YEAR HOUSING BUILT
Unincorporated Area Community Planning Areas and San Diego Region
1990

CPA	1939 or earlier	% of CPA	1940-1949	% of CPA	1950-1959	% of CPA	1960 - 1969	% of CPA	1970-1979	% of CPA	1980-March, 1990	% of CPA	Total
Alpine	235	5%	216	4%	412	8%	647	13%	1,582	32%	1,819	37%	4,911
Bonsall	61	2%	136	5%	278	9%	401	13%	1,072	36%	1,042	35%	2,990
Central Mountain	193	10%	150	8%	187	10%	190	10%	627	32%	599	31%	1,946
County Islands	193	30%	168	26%	145	22%	68	11%	51	8%	21	3%	646
Crest-Dehesa	221	7%	206	7%	553	18%	533	18%	899	30%	629	21%	3,041
Desert	39	2%	106	4%	255	10%	505	20%	831	34%	734	30%	2,470
Fallbrook	254	2%	319	3%	1,131	10%	1,721	14%	3,552	30%	4,980	42%	11,957
Jamul-Dulzura	130	5%	91	3%	114	4%	326	12%	930	34%	1,123	41%	2,714
Julian	234	16%	134	9%	144	10%	192	13%	303	20%	491	33%	1,498
Lakeside	525	3%	806	4%	2,082	11%	3,077	16%	6,948	37%	5,371	29%	18,809
Mountain Empire	324	13%	284	11%	301	12%	301	12%	549	22%	745	30%	2,504
North County Metro	376	3%	509	3%	1,329	9%	2,848	19%	4,976	33%	5,040	33%	15,078
North Mountain	268	20%	98	7%	77	6%	148	11%	336	25%	397	30%	1,324
Otay	-	0%	7	54%	-	0%	-	0%	6	46%	-	0%	13
Pala-Pauma	132	8%	54	3%	167	10%	240	14%	536	31%	617	35%	1,746
Pendleton-DeLuz	35	1%	215	4%	630	12%	583	11%	1,683	33%	1,972	39%	5,118
Pepper-Bostonia	102	2%	134	2.%	661	12%	781	14%	1,772	32%	1,995	37%	5,445
Rainbow	64	10%	46	7%	19	3%	134	20%	257	39%	147	22%	667
Ramona	296	3%	322	3%	586	6%	653	7%	3,203	33%	4,586	48%	9,646
Spring Valley	270	2%	608	3%	2,925	16%	3,271	18%	6,444	35%	4,922	27%	18,440
Sweetwater	75	2%	236	5%	705	16%	589	13%	1,883	42%	1,005	22%	4,493
Valle De Oro	233	2%	656	5%	1,998	15%	1,983	15%	2,837	21%	5,877	43%	13,584
Valley Center	92	2%	102	2%	302	7%	708	16%	1,569	34%	1,789	39%	4,562
Unincorporated Area Total	4,352	3%	5,603	4%	15,001	11%	19,899	15%	42,846	32%	45,901	34%	133,602
San Diego Region Total	52,271	6%	56,388	6%	135,063	14%	156,354	16%	266,889	28%	279,275	30%	946,240

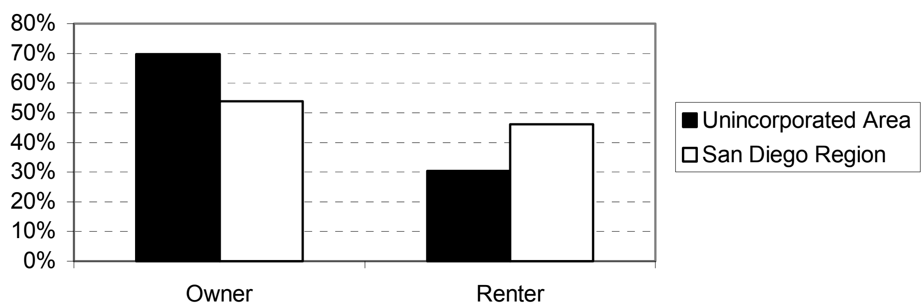
Source: 1990 Census

SUPPLY/ DEMAND INDICATORS

Tenure

Homeownership reinforces stability, responsibility, and self-reliance, generating public and private benefits. A recent survey found that 86 percent of Americans preferred homeownership to renting.[17] In 1998, the national homeownership rate was 67 percent. Figure 6 *(Tenure)* shows that in 1990, 70 percent of the housing units in the unincorporated area were owner occupied, compared to the region's 54 percent.

Figure 6
TENURE
Unincorporated Area and San Diego Region
1990



Source: 1990 Census

Housing Costs

Housing costs are indicative of housing opportunities for all economic segments of a community. Typically, if the demand for housing exceeds the supply, the cost for housing will increase. Conversely, if the supply for housing exceeds the demand, the cost of housing usually decreases.

Table 28 *(Median Cost of Resale Homes)* provides the median housing costs for resale homes in the region for 1998. Communities within the unincorporated area are illustrated in **bold** print. As shown, housing prices in the unincorporated area ranged from a low of $150,000 in Spring Valley and Borrego Springs to a high of $1,250,000 in Rancho Santa Fe. In 1997, the average price of a home in the region was $195,500.

[17] Source: U.S. Department of Housing and Urban Development, *New Trends in Homeownership,* June, 1996

Table 28

MEDIAN COST OF RESALE HOMES*
San Diego Region
1998

North County Coastal	Median	North County Inland	Median
Carlsbad	$285,000	**Bonsall**	**$240,000**
Carmel Valley	445,000	**Borrego Springs**	**150,000**
Del Mar	574,000	Escondido	175,000
Encinitas	312,000	**Fallbrook**	**206,000**
Oceanside	168,000	**Julian**	**160,000**
Solana Beach	478,500	Penasquitos	249,000
		Poway	255,000
East County		Rancho Bernardo	260,000
		Ramona	**193,500**
Alpine	**$249,000**	**Rancho Santa Fe**	**1,250,000**
El Cajon	184,000	San Marcos	175,000
Jamul	**279,000**	Vista	179,000
La Mesa	185,000	**Valley Center**	**225,000**
Lemon Grove	139,000	**Rural Areas**	**165,000**
Lakeside	**175,000**		
Rancho San Diego	185,000	**South Bay**	
Santee	168,000		
Spring Valley	**150,000**	**Bonita**	**$257,500**
Rural Areas	**170,000**	Chula Vista	177,000
		Imperial Beach	144,000
Central San Diego		National City	125,000
		Nestor	142,000
Clairemont	$195,000	San Ysidro	139,000
College	156,000		
Coronado	490,000		
Del Cerro	205,000	**Central San Diego (cont)**	
Downtown	340,000		
East San Diego	112,000	Pacific Beach and	
Encanto	130,000	Mission Beach	$312,000
Golden Hill	119,000	Paradise Hills	140,000
Hillcrest	330,000	Point Loma	369,500
La Jolla	661,000	San Carlos	198,000
Linda Vista	182,000	Scripps Ranch	294,000
Mira Mesa	177,500	Serra Mesa	179,000
Mission Valley	not available	Sorrento Valley	360,000
Morena Area	250,000	Southeast	90,000
Normal Heights	190,000	Tierrasanta	255,000
North Park	165,000	University City	297,500
Ocean Beach	310,000		
		San Diego Region Average Cost:	195,500

Source: San Diego Union Tribune, San Diego Home Resales 1998

Table 29 *(Housing Value)* shows 1990 housing values by CPA. As shown, the unincorporated area (43 percent) had a lower percentage of housing valued at $199,999 or below than the region (47 percent), and a higher percentage (19 percent) of housing valued at $300,000 or above than the region (15 percent).

The unincorporated area (26 percent) had a higher percentage of housing valued between $200,000 and $299,999 than the region (21 percent), while the region (16 percent) had a higher percentage of housing valued between $250,000 and $299,999 than the unincorporated area (11 percent). San Dieguito had the highest number of units valued at over $500,000, while Spring Valley had the highest number of units valued at $100,000 or below.

Table 29

HOUSING VALUE*
Unincorporated Community Planning Areas
1990

CPA	<100,000	% of CPA	$100,000-$149,999	% of CPA	$150,000-$199,999	% of CPA	$200,000-$299,999	% of CPA	$250,000-$299,999	% of CPA	$300,000-$399,999	% of CPA	$400,000-$499,999	% of CPA	>$500,000	% of CPA	Total	Median
Alpine	135	5%	182	7%	399	15%	860	33%	409	16%	433	16%	106	4%	113	4%	2,637	$244,124
Bonsall	46	2%	143	7%	225	11%	555	28%	277	14%	348	17%	172	9%	225	11%	1,991	$279,783
Central Mountain	91	9%	164	17%	286	29%	252	26%	81	8%	64	7%	14	1%	20	2%	972	$183,304
County Islands	148	49%	108	36%	36	12%	7	2%	1	0%	3	1%	0	0%	0	0%	303	$101,389
Crest-Dehesa	160	6%	392	16%	435	17%	682	27%	351	14%	324	13%	100	4%	78	3%	2,522	$214,879
Desert	246	42%	141	24%	55	9%	65	11%	30	5%	19	3%	11	2%	13	2%	580	$110,284
Fallbrook	229	4%	742	12%	1,326	21%	1,668	27%	823	13%	1,008	16%	47	1%	416	7%	6,259	$236,405
Jamul-Dulzura	58	3%	110	6%	259	14%	604	34%	292	16%	321	18%	78	4%	77	4%	1,799	$252,483
Julian	62	11%	141	24%	154	27%	119	21%	55	9%	34	6%	9	2%	5	1%	579	$169,156
Lakeside	558	6%	2,248	26%	3,209	37%	1,687	19%	489	6%	301	3%	144	2%	111	1%	8,747	$170,614
Mountain Empire	308	47%	157	24%	106	16%	60	9%	17	3%	6	1%	2	0%	5	1%	661	$104,459
North County Metro	253	2%	876	8%	2,078	19%	3,299	31%	1,560	14%	1,534	14%	637	6%	568	5%	10,805	$240,699
North Mountain	56	22%	51	20%	47	19%	67	27%	17	7%	10	4%	0	0%	1	0%	249	$159,574
Otay	0	0%	1	50%	0	0%	1	50%	0	0%	0	0%	0	0%	0	0%	2	$150,000
Pala-Pauma	203	34%	54	9%	66	11%	75	13%	35	6%	62	10%	32	5%	73	12%	600	$169,318
Pendleton-DeLuz	7	5%	17	12%	17	12%	42	30%	23	17%	21	15%	6	4%	5	4%	138	$243,421
Pepper-Bostonia	180	13%	412	29%	612	43%	174	12%	39	3%	13	1%	6	0%	4	0%	1,440	$158,864
Rainbow	12	4%	36	12%	66	22%	79	26%	38	13%	36	12%	20	7%	17	6%	304	$223,171
Ramona	214	4%	795	13%	1,867	31%	1,848	31%	678	11%	451	7%	102	2%	59	1%	6,014	$194,430
San Dieguito	16	1%	28	1%	46	2%	140	5%	75	3%	203	7%	189	7%	2,108	75%	2,805	$500,001
Spring Valley	1,177	12%	4,281	43%	2,710	27%	1,228	12%	311	3%	127	1%	17	0%	13	0%	9,864	$142,040
Sweetwater	76	2%	272	7%	375	9%	1,440	36%	868	22%	599	15%	199	5%	187	5%	4,016	$266,071
Valle De Oro	185	2%	617	6%	1,617	15%	3,833	35%	1,739	16%	1,681	15%	646	6%	553	5%	10,871	$251,524
Valley Center	68	3%	141	5%	335	13%	963	36%	462	17%	451	17%	126	5%	126	5%	2,672	$256,494
Total	4,488	6%	12,109	16%	16,326	21%	19,752	26%	8,670	11%	8,049	10%	2,663	3%	4,777	6%	76,834	
San Diego Region	34,56	7%	83,990	18%	101,483	22%	95,866	21%	75,575	16%	36,463	8%	15,128	3%	20,689	4%	463,757	

* Specified owner-occupied housing
Source: 1990

Renter Costs

The primary source for renter costs in the region is the San Diego County Apartment Association (SDCAA). SDCAA conducts two surveys of rental properties per year. In their 1998 survey, 9,000 surveys were sent countywide to rental property owners and managers. Responses were received from over 45,000 units, representing a broad sampling of the rental housing industry in the region. However, the survey was not a scientific sampling.

Table 30 *(Average Monthly Rent)* provides average rents in the San Diego region for fall 1998. As shown, average rents ranged from $482 for a studio apartment to $972 for a three or more bedroom unit.

Table 30

AVERAGE MONTHLY RENT
San Diego Region
Fall 1998

	Units Surveyed	Average Monthly Rent	Average Rent per Sq. Ft.
Studio	2,232	$482	$1.05
One Bedroom	18,178	$569	$0.92
Two Bedroom	21,501	$726	$0.85
3+ Bedroom	3,639	$972	$0.75

Source: San Diego County Apartment Association, Vacancy Survey, fall 1998

The 1990 Census provides the most current information on rental rates in the unincorporated area. As shown in Table 31 *(Monthly Contract Rent)*, rental prices varied significantly within the unincorporated area. Pendleton-DeLuz, Pepper-Bostonia, Lakeside, Spring Valley, and Fallbrook had the highest number of units with rents of $399 or less. In addition, Desert (59 percent) and Mountain Empire (53 percent) had the highest percentage of their units with rents of $399 or less,

Conversely, San Dieguito (37%) and Sweetwater (20 percent) had the highest percentage of units with rents of $1,000 or more. However, Valley de Oro, Spring Valley, North County Metro, Fallbrook as well as Sweetwater had the highest number of units with rents of $1,000 or more. Due to the current real market that has lowered vacancy rates and increased housing demand, it is likely that rents have increased in a majority of communities in the unincorporated area.

Table 31

MONTHLY CONTRACT RENT*
Unincorporated Area Community Planning Area and San Diego Region
1990

CPA	No cash rent	% of CPA	Less than $399	% of CPA	$400-$499	% of CPA	$500-$599	% of CPA	$600-$699	% of CPA	$700-$999	% of CPA	Over $1,000	% of CPA
Alpine	55	4%	159	11%	288	20%	585	40%	173	12%	152	10%	60	4%
Bonsall	69	12%	61	11%	36	6%	110	20%	87	16%	152	27%	44	7%
Central Mountain	37	16%	66	28%	27	11%	35	15%	31	13%	34	14%	7	3%
County Islands	8	3%	89	32%	55	20%	64	23%	42	15%	20	7%	0	0%
Crest-Dehesa	50	14%	61	17%	46	13%	49	14%	40	11%	74	21%	32	9%
Desert	41	13%	183	59%	47	15%	16	5%	14	5%	6	2%	3	1%
Fallbrook	135	4%	483	13%	638	17%	1,343	37%	465	13%	459	12%	156	4%
Jamul-Dulzura	61	19%	97	31%	30	10%	30	10%	28	8%	34	11%	35	11%
Julian	35	16%	76	36%	34	16%	31	15%	18	8%	16	8%	3	1%
Lakeside	151	3%	856	17%	961	19%	1,558	30%	774	15%	728	14%	148	3%
Mountain Empire	78	17%	238	53%	64	14%	38	8%	19	4%	12	3%	4	1%
North County Metro	171	7%	253	10%	239	9%	749	29%	480	19%	484	19%	212	8%
North Mountain	53	25%	103	49%	16	8%	16	8%	12	6%	9	4%	0	0%
Otay	3	43%	2	29%	1	14%	1	14%	0	0%	0	0%	0	0%
Pala-Pauma	116	26%	217	49%	28	6%	45	10%	12	3%	14	3%	10	2%
Pendleton-DeLuz	1,063	24%	1,397	31%	854	19%	458	10%	406	9%	247	6%	24	1%
Pepper-Bostonia	180	13%	1,024	73%	135	9%	39	3%	13	1%	6	0.4%	4	0.3%
Rainbow	17	14%	39	32%	16	13%	15	12%	17	14%	16	13%	1	1%
Ramona	147	6%	445	19%	608	26%	525	22%	213	9%	312	13%	100	4%
San Dieguito	71	21%	35	10%	24	7%	18	5%	21	6%	46	14%	126	37%
Spring Valley	74	1%	625	10%	855	14%	1,830	30%	1,224	20%	1,365	22%	162	3%
Sweetwater	28	3%	31	4%	32	4%	126	14%	225	25%	274	31%	182	20%
Valle De Oro	66	2%	177	6%	370	12%	862	27%	746	24%	706	22%	254	8%
Valley Center	155	24%	178	28%	59	9%	48	8%	49	8%	85	13%	68	11%
Total	2,864	8%	6,895	19%	5,463	15%	8,591	24%	5,109	14%	5,251	14.7%	1,635	5%
San Diego Region	10,029	2%	44,187	9%	64,440	13%	161,786	33%	74,074	15%	98,181	20.1%	35,517	7%

*Specified renter occupied units.

Source: 1990 Census

Vacancy Rates

Vacancy rates are an important indicator of housing supply because they measure the availability of housing. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Consequently, high vacancy rates can be disastrous for property owners trying to sell or rent their units. Conversely, low vacancy rates usually indicates high demand and/or low supply conditions that usually results in an increase housing costs.

Vacancy rates between two to three percent for single-family housing and five to six percent for multifamily housing is usually considered a healthy housing market. However, vacancy rates are not the sole indicator of market conditions and must be viewed in the context of all the characteristics of a local and regional market.

The region experienced low vacancy rates from 1974 until 1984. After 1984, an increase in vacancy rates was primarily attributed to 1981 tax incentives that resulted in the construction of rental properties. The increase in new units caused the vacancy rate for multifamily units to increase to 8.9 percent in 1987. However, by 1990 vacancy rates had declined to 6.2 percent, as shown in Table 32 (*Vacancy Rates).*

Table 32

VACANCY RATES
Unincorporated Area and San Diego Region
1990

Jurisdiction	Total Housing Units 1990	Total Vacant Units 1990	Percent Vacant 1990
Unincorporated Area	137,589	9,924	7%
San Diego Region	946,240	58,837	6%

Source: 1990 Census

The most recent information on countywide vacancy rates is derived from SDCAA's survey on rental properties. The survey estimated the regional vacancy rate at 3.9 percent for spring 1998, with the unincorporated area's vacancy rates estimated to be at a similar level. These vacancy rates were the lowest in the region since the SDCAA began conducting these surveys in 1958. The County's low vacancy rates have resulted in an increase in the demand for housing and subsequent increase in the housing costs.

Overcrowding

Overcrowding housing conditions usually result from the combination of low-incomes and high housing costs. Overcrowding conditions also lead to excessive wear to housing units, resulting in the need to do repairs more frequently than those units that are not overcrowded. The current shortage of affordable housing opportunities in the region is likely to exacerbate overcrowding conditions.

The Census defines an overcrowded housing unit as a unit occupied by 1.01 or more persons per room (excluding bathrooms). Table 33 *(Overcrowded Housing Units)* shows that in 1990 approximately 8,915 or 7 percent of housing units in the unincorporated area were overcrowded. Rental households comprised approximately 62 percent of the overcrowded housing units in the unincorporated area, with owner-occupied units comprising approximately 38 percent.

Table 33

OVERCROWDED HOUSING UNITS
Unincorporated Area and San Diego Region
1990

Jurisdiction	Occupied Housing Units	Overcrowded (1.01 Persons Per Room or more)	% Overcrowded (1.01 Persons Per Room or more)
Unincorporated Area	127,665	8,915	7%
San Diego Region	887,403	83,644	9%

Source: 1990 Census

Overpayment

Measuring the portion of a household's gross income that is used for housing can indicate the dynamics of supply and demand. This measurement is often expressed in terms of overpayers: households paying an excessive amount of their household income for housing, thereby decreasing the amount of disposable income available for other essential needs such as food, clothing, medical, etc. This is also an important measurement of local housing market conditions as it reflects the affordability of housing in the area.

Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. Federal and state programs typically define overpayers as households paying over 30 percent of their household income for housing costs.

Table 34 *(Households Paying More Than 30% of Income for Housing Costs)* shows that in 1990, approximately 39,074 or 38 percent of households in the unincorporated area were paying more than 30 percent of their income towards housing. Approximately 16,058 or 47 percent of all renters and 23,016 or 34 percent of all owner-occupants in the unincorporated area paid more than 30 percent of their household income towards housing costs.

The number of households paying more than 30 percent of their household income towards housing is likely to increase if the current demand for housing continues to exceed supply, particularly for households earning no more than 80 percent of the area median income.

Table 34

HOUSEHOLDS* PAYING MORE THAN 30% OF INCOME FOR HOUSING COSTS
Unincorporated Area and San Diego Region
1990

				Renters			Owners		
	Total	Paying 30%+	% Paying 30%+	Total	Paying 30%+	% Paying 30%+	Total	Paying 30%+	% Paying 30%+
Unincorporated Area	103,172	39,074	38%	34,487	16,058	47%	68,685	23,016	34%
San Diego Region	777,607	316,474	41%	391,738	193,558	49%	385,869	122,916	32%

* Households do not equal totals presented in other tables because housing costs were not computed for all households.

Source: 1990 Census

Governmental Constraints

The following section provides a discussion of government constraints that potentially impede residential developments in the unincorporated area. These constraints need to be fully understood in order for the County to establish effective strategies that will promote and facilitate the development of a variety of housing and tenancy types.

The Board of Supervisors has a policy of preparing community and subregional plans for sub-areas within the unincorporated area. Locally elected or appointed community planning groups and County staff prepare plans that are approved by the Planning Commission and the Board of Supervisors after a series of publicly held hearings. Community and subregional plans are components of the County General Plan that provide residential densities and building intensities for specified parcels of land. Consequently, development proposals must conform to these plans.

Federal and state-mandated environmental protection regulations may cause residential development to be halted or delayed, thereby increasing costs or imposing additional costs on new residential development. These costs result from the fees charged by the County and private consultants for performing environmental analysis, conducting studies, the mandated public review process, and the potential costs associated with mitigation.

The County's land use regulatory activities may also contribute to increasing the cost of residential development. The most evident increase comes from the fees charged for processing the various permits necessary to develop land. However, the County has taken steps to reduce the costs of processing residential building permits. In April 1999, the Board adopted fee reductions for residential building permits that decreased fees by 25-44% in the unincorporated area. Although the County has done a good deal in recent years to reduce the time and cost required for processing permits, the consideration of complex issues involved in some developments can be costly.

Facility constraints affect most developments in the County. Facility constraints include septic constraints, sewer capacity problems, and long-term availability of water. A significant constraint unique to the unincorporated area is that a majority of land area under the jurisdiction of the County is outside the County Water Authority (CWA) boundary. All development in this vast area is contingent upon the availability of groundwater. In addition, some areas in the unincorporated area has no agency providing structural fire protection, and much of the remaining area is served by districts reliant on volunteer firefighters.

Land Use Controls

The County's Zoning Ordinance implements the Regional Land Use Element of the County's General Plan. The Zoning Ordinance contains a variety of regulations that address building setbacks, building height, on-site open space, and parking requirements. The Zoning Ordinance provides 22 standardized setback options regulating front-, side- and rear-yards. A twenty-third option allows setbacks to be established during planned development, use permit or site plan review procedures.

Likewise, there are 17 different building height/number of story combinations. An eighteenth option allows with a major use permit any number of stories and heights in excess of 60 feet. The most frequently utilized height/story limitations imposed in single-family zones are 35 feet or two stories, and three or four stories in multifamily zones. However, these limitations may be exceeded with the approval of a major use permit.

There are 16 combinations of requirements for on-site open space, however, single-family and some multifamily zones have no requirements for on-site open space. A majority of multifamily zones require 100 square feet per dwelling unit of individual open space and 150 to 500 square feet per unit (depending on the zone) of group open space. Planned developments are allowed to deviate from the requirements of the underlying zone, except with respect to density and total required open space. With respect to open space, 40 percent of the total land area must be dedicated to open space and at least one-half of that amount should be usable open space.

Generally, setback, building height, and on-site open space requirements do not pose a constraint to development as they reflect the underlying density allowed. Zones allowing greater density will include setback, building height, and open space requirements that facilitate, rather than impede the attainment of the maximum density allowed by the zone.

Parking requirements for multifamily dwellings vary accordingly to the number of bedrooms contained in a unit. Units containing zero to two bedrooms require 1.5 parking spaces per unit, and units containing three or more bedrooms require two parking spaces per unit. Guest parking is usually required at a ratio of one space for every 5 units. However, as much as one-half of the required guest parking may be met by parking in an abutting public or private street, provided that the street is improved to County standards. In addition, if a development has four or more units and an indoor recreation facility that exceeds 1,000 square feet, one parking space for every 10 units is required to accommodate the facility.

Permit Processing Procedures

Permit processing times vary according to the permit type and complexity of the proposed development. Generally, applications for residential developments may occur as tentative parcel maps (minor subdivisions), tentative maps (major subdivisions), large-scale developments (specific plans), major use permits, minor use permits, and in some instances site plan review. Often times multiple permits (i.e., tentative map, major use permit, site plan, etc.) are processed concurrently. Concurrent environmental review ranging from the adoption of a Negative Declaration (ND) to certification of a Final Environmental Impact Report (EIR) may also be required.

Discretionary review focuses primarily on planning and environmental considerations. Planning issues may include conformance with the Subdivision Map Act and the County Zoning Ordinance and General Plan. Compliance with an adopted specific plan is also addressed if a project proposal implements a component of an adopted specific plan. Modification to the proposal may be requested to achieve conformance with these documents. Community or Subregional Planning Groups review and evaluate proposals, therefore development applicants are encouraged to attend one or more planning group meetings prior to submittal and during application processing.

Environmental Review includes addressing potential impacts relating to infrastructure, traffic and circulation, biological and archaeological issues, noise, community character, and aesthetics. Depending on the project, the County may adopt an ND, require extended studies, or require the preparation of an EIR.

In 1990, DPLU undertook a study of permit processing and environmental review timelines to determine how to improve permit processing. In instances where the proposal requires environmental review, planning review occurs concurrently. However, it should be noted that a substantial portion of the total processing time is taken up by activities of the applicant over which the County has little control (i.e., preparation of environmental documents, revisions to the proposed development, percolation testing, etc.)

The County has made strides in improving the efficiency of processing permits for developments in the unincorporated area. In February 1998, the County implemented its Permit Processing streamlining project along with the project manager system of application processing. The purpose of the streamlining project is to reduce both the cost and time of processing permits, thereby increasing the efficiency of processing permits and improving customer service.

The most significant changes are new case assignment within 4 days of intake; getting information to applicants in more timely fashion; notifying applicants of potential problems sooner in the process; providing applications via the County's web site; and assigning a project manager to serve as the key contact person. The legislative phase slated for implementation will deal with amendments to the Zoning Ordinance that will carry out additional portions of the streamlining project. Recommendations of proposed changes will be presented to the Board in November 1999.

Development Fees

Fees are charged for processing the various permits necessary to develop land. The portion of development costs attributed to fees for parks, fire, schools, sewer and water connection, flood control, and drainage provides the infrastructure that is considered necessary to provide a healthy environment, as demanded by the public. These impact fees, levied by public service districts and the County, are not included in the County's review and regulatory processing fees.

County fees are determined by the cost to the County for processing permits. These permit-processing fees are a full cost recovery system with the intention that the developer (rather than the taxpayer) bears the cost of processing required applications. However, the costs of these permits are often passed on to the consumer in the form of higher housing prices. An updated list of development fees can be obtained by referring to Section 362 of the San Diego County Administrative Code.

The County has taken steps to reduce the costs of processing building permits. In April 1999, the Board adopted fee reductions for residential building permits that decreased fees by 25-44% in the unincorporated area. In 1997, the Board adopted an amendment to the Fee and Deposits Ordinance that reduced fees used to calculate standard hourly rates, flat fees, and intake and estimated deposits.

The key customer benefits include cost estimates by tasks and milestones throughout individual projects; re-evaluation of costs and project direction at various milestones to avoid any “surprises” during processing; establishment of a team approach between the project manager and the applicant; and consistency in calculating costs from standard hourly rates. In 1995, the Board also adopted Homeowner Relief Zoning Ordinance changes to provide a variety of regulatory relief options, including fee waivers or refunds to applicants granted land use permits/approvals in error,

A limited number of resources are potentially available for developers of affordable housing to offset excessive fees. These include CDBG and HOME funds (refer to Local Entitlement Funding Availability on p.130); Emergency Shelter Grants (ESG); funds from the Housing Development Fund and the Housing Authority reserve account;
grants and loans from the Community Housing Foundation, the Local Initiatives Support Corporation (LISC), public foundations that support nonprofit housing development, private lending institutions, and federal and state agencies. For instance, the Rural Community Assistance Corporation may have money available for predevelopment activities, and the State maintains a predevelopment loan program for non-profit organizations proposing new construction.

Article 34

Article 34 of the California Constitution requires voter approval (through the referendum process) before a State agency can develop, construct, or acquire (in any manner) low rental housing developments. Application of the Article 34 referendum requirement is conditioned upon the existence of a particular actor (“any state public body”), action (“develop, construct, or acquire”), and project (“low rent housing project for persons of low income”). All three conditions must be met before a development is subject to referendum requirements.

In unincorporated area, the electorate has twice passed Article 34 referenda that resulted in the development of 2,000 affordable housing units. However, neither referendum incorporated language that authorized the County Housing Authority to own public housing. This is currently an impediment to the development of affordable housing in the unincorporated area.

Resource Protection

In the unincorporated area, there are unique topography, ecosystems, and natural resources that are fragile, irreplaceable, and vital to the quality of life for all residents. Special development controls have been established for wetlands, floodplains, steep slopes, sensitive biological habitats, and archeological and historic sites. In October 1991, the County adopted the Resource Protection Ordinance (RPO) to guarantee the preservation of these sensitive lands and require studies for certain discretionary projects.

In October 1997, the Board also adopted the Biological Mitigation Ordinance (BMO) to enable the County to achieve the conservation goals that are contained in the Multiple Species Conservation Plan (MSCP). BMO protects County biological resources and prevents their loss by directing development outside of the biological resource core areas, preserving land that can be combined into contiguous areas of habitat or linkages, and by establishing mitigation standards that are applied to discretionary projects.

The unincorporated area has a complex groundwater resource that varies greatly throughout the region. This resource provides the only source of water for approximately 35,000 residents. Any development that proposes the use of groundwater not provided by a Water Service Agency is restricted to residential density controls (minimum parcel size), groundwater investigations, and well tests. If data demonstrates that groundwater resources are adequate to meet the groundwater demands of both the proposed development and the groundwater basin, an exemption to these requirements may be granted.

Codes

The County is responsible for enforcing the Uniform Building Code, which assures that all structures are built to applicable standards. The State and the International Conference of Building Officials determine building codes. For example, the individual professional associations of plumbers and electricians draft model ordinances that are usually consistent with codes adopted at the local level. The County's authority is minimal in regards to reviewing or modifying these codes, however, the County is authorized to make changes that are administrative or editorial in nature or relate to local conditions regarding climate, topography and geology.

Violations of the Building Code are investigated on a complaint basis. Once a complaint is received by DPLU, staff verifies whether the proper permits have been issued. A building inspector will then verify violation(s) through an on-site inspection. Once verified, the violator is notified by mail and given 30 days to correct the problem. If the problem is not corrected by the notified time frame, a "stronger" letter is sent to the violator and another 30 days are provided to correct the situation.
If the situation progresses to a third letter, the violator is notified that a citation for a misdemeanor violation will be issued. Once issued, the case is transferred to the District Attorney's Office. The County's objective is to obtain compliance, however, if compliance is not obtained and if convicted of a misdemeanor, a violator may spend up to six months in jail or be required to pay a $1,000 fine.

Facilities Constraints

Limited sewer capacity and the long-term availability of water are significant constraints to residential development in the unincorporated area. The impact of these constraints could potentially increase the cost to provide these services, leading also to higher housing costs. There is also the potential of development moratoriums if services are inadequate. For instance, a septic tank moratorium in central Rainbow has been in effect due to high groundwater conditions.

Local jurisdictions and independent and dependent sewer districts provide public sewer service in the County. Independent sewer districts have their own independently elected or appointed board of directors, while the Board of Supervisors governs dependent sewer districts. The San Diego Metropolitan Sewage System (Metro) provides sewer service for six special districts serving the unincorporated area as well as the City of San Diego and nine other jurisdictions.

The San Diego County Water Authority (SDCWA) supplies approximately 70 to 95 percent of the region's water needs, with the remainder coming from annual runoff into local reservoirs. Currently, the Metropolitan Water District of Southern California (MWD) is the only source of water imported into the County. MWD water is delivered to SDCWA via the Colorado River Aqueduct and the State Water Project (via the Edmund G. Brown Aqueduct). SDCWA then transports the water to its 23 member cities and individual water districts for distribution to customers. According to SDCWA's 1997 Water Rate Survey, 15 out of 23 member cities provide water service to residents in the unincorporated area.

Water availability is a critical factor in determining the most efficient land use patterns and where to direct population densities. During the 1991-1992 statewide drought, water supply was the most important issue encountered by water resource agencies. It was clearly evident that there existed a link between a reliable source of water and the economic well being of a region.

Continued growth within County areas served by imported water has increased water demand and the need to expand regional distribution storage facilities. For instance, the Olivenhain, Vallecitos, and Padre Dam Municipal Districts and City of Escondido (which also provides water service to unincorporated area residents at the edge of the City) have identified the need for additional improvements to accommodate growth and meet projected demand.

There are also several districts with potential development constraints. The Helix Water District, Fallbrook Public Utility District, and Sweetwater Authority service areas are nearly built-out. The City of Oceanside's treatment facility, which provides service to the Rainbow Municipal Water District, is expected to expand in five years. Although the District has purchased an additional 500,000 gallons per day from the proposed expansion, until the expansion is completed connections are limited.

In 1976, a gasoline leak from a gas station in Julian contaminated the underground water supply. Consequently, the California Regional Water Quality Control Board (CRWQCB) prohibits the Julian Community Services District from expanding its boundaries until the health risks associated with the spill are eliminated. CRWQCB's order No. 83-09 limits the Julian Water Pollution Control District Facility's (WPCF) effluent discharge at 40,000 gallons per day. In response, the Board adopted a policy that limits the number of sewer permits available for purchase. Once WPCF reaches its capacity, no sewer capacity commitment will be authorized until additional capacity and new discharge permits are obtained from the CRWQCB.

In 1997, SDCWA prepared a Water Resource Plan that identified the need to diversify its sources of water supply and reduce its dependence of imported water from the Colorado River Aqueduct and the State Water Project. In August 1998, SDCWA approved a water exchange agreement with MWD that would allow SDCWA to acquire and transport approximately 200,000 acre feet of water annually from the Imperial Irrigation District (IID) into the region. It is anticipated that this agreement will ensure a steady and reliable source of water, thereby maintaining the economic well being of the region and the quality of life for County residents.

Site Improvements

The County Public Works (DPW) and Planning and Land Use (DPLU) Departments regulate site improvements in the unincorporated area. DPW has prepared a manual addressing public road standards for developers or other parties that request the Board to accept public improvements into the County's system of maintained public roads. It is recognized that while these standards are applicable to the vast majority of projects, they are flexible and exceptions are possible.

The right-of-way and paved widths along residential areas are a function of the projected average daily trips. Travel lanes are generally required to be at least 12 feet wide, however, fire districts may have additional requirements. The design of residential lots is regulated by the Subdivision Ordinance and addresses such issues as lot width and depth, panhandle lots, frontage, and location of side and rear yard lot lines.

The Zoning Ordinance also specifies landscape requirements for mobilehome parks and planned developments with mobilehomes. Landscape requirements for other types of residential developments are determined on a project by project basis. Landscape requirements are a function of aesthetics, erosion control, buffering, and screening.

Non-Governmental Constraints

There are various market-driven factors that contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing. The following provides a discussion of these factors and their impact towards residential developments.

Construction Costs

In the early 1990s, an economic recession resulted in a significant decline in residential development activity in California. With few construction employment opportunities, many experienced construction workers left the state to search for employment. The subsequent housing recovery in 1997 left the region with a labor shortage that is leading to higher labor costs.[18]

Higher labor costs usually results in higher housing costs. In 1998, housing construction costs in the San Diego region ranged from $38 to $50 per square foot, excluding fees and land costs. Construction materials and labor accounted for approximately 33 percent of the cost of developing a single-family housing unit.

Land Costs

There is a great degree of variation in the value of residential land in the unincorporated area. This is due to factors such as the accessibility of areas to employment, commercial uses, transit, civic and recreational uses, and the availability and quality of services and infrastructure.

In 1998, land and site improvement costs in the region accounted for approximately 37 percent of the total construction cost for a single-family unit. The cost of raw land (no improvements or fees) ranged from $65,000 to $230,000 per lot.

Financing

Low interest rates also affect homeownership opportunities. In 1998, interest rates in the region fell to their lowest levels in 30 years. In September 1998, the interest rate for resale single-family units was 6.34 percent on a 30-year, fixed rate loan (with a 20 percent down payment).

A single-family unit in the County priced at $199,000 yielded a monthly interest and principal payment of $990. In April 1989, when interest rates peaked at 11.3 percent, the comparable monthly payment for a single-family unit priced at $174,000 was $1,359.[19] Financing accounted for approximately 6 percent of the total construction cost for a single-family unit.[20]

Credit & Home Mortgage Availability

[18] Source: Building Industry Association, 1998
[19] Source: San Diego Union Tribune, “A Look Back Stimulates Interest,” Oct. 18, 1998
[20] Source: Building Industry Association, 1998

In today's market, debt capital is readily available for residential developments. However, it is often less accessible for affordable housing developments due to the difficulty in structuring complicated projects and the layering of financing needed. Low-income housing tax credits has increasingly become a critical source of capital for affordable housing developments, however, competition for credits has become increasingly fierce.

In order to gain access to debt capital from conventional lenders, affordable housing developers will usually be required to obtain supplemental funds from grants or secondary financing. Supplemental funds such as equity funds, predevelopment capital, performance guarantees and bridge loans are used to fill the financing gap in making a project affordable.

In the County, affordable housing developers often have difficulty in obtaining the supplemental financing needed to build affordable housing. As a funding source, the County is limited to its federal entitlement funding (CDBG, HOME) because the County receives limited amount of redevelopment agency low and moderate-income set-aside housing funds. Entitlement funding is made available to affordable housing developers through the County's semi-annual Notice of Funding Availability (refer to *Local Entitlement Funding Availability*, p. 130).

Supplemental funding (equity funds, predevelopment capital, bridge loans, etc.) is also potentially available through non-profit organizations and other government agency programs. However, these regional, statewide, or national funding sources are often limited in scope and highly competitive. Although local affordable housing developers have done well in competing for these funds, they are not always reliable sources of funding.

The San Diego City-County Task Force, an entity consisting of elected officials, lenders, and community organizations, was established in 1977 by a joint resolution from the City of San Diego City Council and the County of San Diego Board of Supervisors. The purpose of the Task Force is to monitor lending practices and policies and to develop strategies for reinvestment to spur public/private financing of affordable housing and economic development activities in areas suffering from disinvestment.

According to the Task Force, the fundamental test of effective lending practices are stabilizing lending in low and moderate-income communities, increasing the number of applications filed in minority dominated communities and reducing the disparity in the denial rates between racial and ethnic groups. In 1995, the Task Force prepared its most recent study entitled *San Diego County Home Mortgage Disclosure Report Analysis*. The major findings of the report include the following:

- Total residential mortgage loans made by Home Mortgage Disclosure Act (HMDA) reporting institutions dropped from $22.7 billion in 1993 to $10.2 billion in 1995, a 55 percent drop.[21]

- Mortgage loans closed for the purchase of homes registered a modest decrease from $5.7 billion to $5.3 billion, after increasing in 1994. The drop in the total purchase mortgage market was well distributed across nearly all areas and borrower categories.

- The county-wide share of the number of purchase loans closed by non-white borrowers grew to 28.1 percent in 1995, compared to 22.7 percent in 1992, and 27.4 percent in 1994.

- The dollar volume of purchase loans closed by target groups declined from 1994 as follows: female primary applicants (16 percent); Hispanics (18 percent); Asian/Pacific Islanders (18 percent); and African-Americans (16 percent). However, all groups remained above 1992 levels. The dollar amount of purchase loans closed by white borrowers dropped by 19 percent. All of these figures were affected by an increase in the incidence of non-reporting on race on the HMDA reports.

- The dollar volume of purchase loans closed by borrowers earning 80 percent or less of the county median income dropped by 24 percent from 1994, but this figure is also affected by an increase in the non-reporting of borrower income on the HMDA reports. Making adjustments for non-reporting, based on certain assumptions, substantially reduced the decline.

- Denial rates on purchase mortgage loans fell for the fourth consecutive year, benefiting all target groups. San Diego County rates continue to be well below national denial rates, particularly for African-Americans and Hispanic applicants.

During the past ten years, San Diego has experienced a significant decline in universal banking services. The closures of the Great American and Home Federal, the County's largest lenders, has dramatically affected access to capital. San Diego has experienced twice as many branch closures as Los Angeles and San Francisco combined. This has primarily affected low-income and inner-city communities where the most basic banking services have been reduced or eliminated for the least mobile segments of the population.

Unfortunately, there has been no comprehensive regional analysis prepared nor used for a joint public, private, and community reinvestment plan. The Task Force is currently proposing to develop a survey methodology to implement a comprehensive, county-wide credit needs/access assessment. The results of the assessment will be used to prepare a reinvestment master plan. The Task Force may also use the findings

[21] Since 1976, the Home Mortgage Disclosure Act has required most financial institutions with offices in metropolitan areas to provide data to their respective regulatory agencies on the location of the residential mortgage loans that they originate or purchase.

to prepare recommendations for program development, oversight, and advocacy of accessible and responsive banking services for the region.

Energy Conservation

Energy conservation strategies are related to urban and residential development because they usually deal with site planning and building design, residential densities, transportation and commuting patterns, adequate services and infrastructure, water transport, alternative energy conservation methods and technologies, and recycling measures as a means of conserving energy. The high cost of energy results in the need to take appropriate actions to reduce or minimize the overall level of energy consumption.

The Energy Element of the County General Plan was adopted in November 1977 to provide goals, policies, and action programs that address energy issues in the unincorporated area. In August 1979, the County also adopted the Solar Access Ordinance (No. 5589) to require developers that subdivide land to demonstrate that each lot has unobstructed access to sunlight.

REGIONAL SHARE

Regional Share Housing Unit Allocation

State Housing Element Law requires that local jurisdictions' housing needs assessment include a regional share of projected housing units that will be needed to accommodate projected population growth between July 1, 1999 and June 30, 2004. The regional share is important because it requires jurisdictions to have sufficient land designated at various density ranges to provide housing opportunities for all economic segments in a community.

The regional share is also distributed by income category. The following income categories were established by the State based on regional numbers from the 1990 Census.

- 24 percent very low: very low-income households are defined as households earning 50 percent or below of the area median income, adjusted for household size.

- 19 percent low: low-income households are defined as households earning between 51 and 80 percent of the area median income, adjusted for household size.

- 23 percent moderate: moderate-income households are defined as households earning between 81 and 120 percent of the area median income, adjusted for household size.

- 34 percent above-moderate: above-moderate-income households are defined as households earning over 120 percent of the area median income, adjusted for household size.

The regional share for the unincorporated area is 15,618 housing units, including 3,823 very-low income units (24 percent); 2,888 low-income units (19 percent); 3,600 moderate-income units (23 percent); and 5,307 above-moderate units (34 percent).

SANDAG allocated the County's regional share based on available data, taking into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing, and the loss of units contained in assisted housing developments.

Vacant Land Inventory

The County has prepared inventories of all vacant land in the unincorporated area that could potentially accommodate residential development. Table 35 *(Vacant Land Inventory)* illustrates vacant land (with a density factor) that can potentially accommodate residential development. There are approximately 951,322 vacant acres that can yield an estimated 183,655 dwelling units. Approximately 927,638 or 98 percent (131,857 dwelling units) of these vacant acres is zoned at less than one dwelling unit per acre (du/acre).

The high number of low-density vacant acres is primarily attributed to the unincorporated area's rural and agricultural characteristics, environmental constraints, and limited infrastructure and public service availability. In fact, the majority of land under the County's jurisdiction is located outside of the County Water Authority (CWA) boundary.

Table 35

VACANT LAND INVENTORY
UNINCORPORATED AREA
1999

Land Inventory	**Density Range**	**Vacant Acres***	**Estimated Units**
Very Low Density Residential	Less than 1 du/acre	927,638	131,857

Urban Residential	1 - 10.89 du/acre	23,343	42,268
Multiple Residential	10.9 - 19.99 du/acre	65	745
High Density Multiple Residential	20.0 du/acre & above	286	8,785
Mixed-Use** (Comm. & Res.)	-	291	6,404
Manufactured Housing	-	803	2,140
Transitional & Emergency Shelter	Homeless facilities are allowed by-right in the RU, RC, C31, and C34 zones.		
Redevelopment & Infill Potential***	-	109	-

*Excludes Indian reservations. **Mixed-Use and manufactured housing category overlaps with data contained within the density range categories for purposes of illustrating areas in the County where both commercial and residential uses are allowed. ***Redevelopment/Infill data from SANDAG; acres may not necessarily be vacant.

Source: County Department of Planning & Land Use Geographical Information System (GIS)

Table 36 *(Vacant Land Inventory - Non-Constrained Acreage)* illustrates non-constrained vacant land in the unincorporated area that can potentially accommodate residential development. Non-constrained acreage in this case is defined as vacant land (with a density factor) that is within both a sewer and water district, excluding vacant land that is within wetlands, floodplains, and open space easements. There are approximately 83,515 non-constrained vacant acres that can yield an estimated 44,723 dwelling units.

A more detailed land use inventory located in Appendix 4 of this Housing Element breaks down the land use inventory by Community/Subregional Planning Area; density range; vacant acreage and estimated dwelling unit capacity; mixed-use potential; manufactured housing; transitional and emergency shelters; redevelopment and infill potential; and an analysis of service availability.

Although the majority of vacant land under the County's jurisdiction is located outside the CWA boundary, there is enough land zoned with service availability to accommodate the County's 15,618 regional share allocation, including the low-income regional share. The low-income regional share housing unit allocation for the County is 6,711 units (3,823 very low and 2,888 low-income units). It is commonly recognized that low-income housing can be accommodated at a minimum of 20/25 du/acre. However, it is also recognized that high densities in rural areas are difficult to attain due to the low densities, the agricultural and rural emphasis, environmental constraints, and limited infrastructure and service availability.

The County's regional share for low-income housing can be me through existing zoning and through policies and action programs contained within this Housing Element. There are approximately 286 acres of vacant high density zoned land (20 du/acre & above) that could potentially accommodate an estimated 8,785 low-income units. Approximately 157 of these acres are non-constrained, translating into 5,171 potential dwelling units. There is also an additional 28 acres of non-constrained land zoned between 7.3 du/acre and 19.99 du/acre that can yield an estimated 280 units. Since housing in rural communities tends to be more affordable than urbanized communities, it is expected that a portion of these units will be affordable to families earning 80 percent or less of the area median income.

The County's regional share for low-income housing can also be met through existing mobilehome (manufactured housing) zoning. Mobilehomes are considered a valuable source of affordable housing, because they are usually less expensive to produce than single and multifamily housing. Maintenance costs and property taxes also tend to be lower than single and multifamily housing. Mobilehome densities in the unincorporated area range from a low of 1 du/acre to a high of 12 du/acre. There are approximately 803 acres than can yield an estimated 2,140 mobilehomes. Approximately 101 of these acres are non-constrained, translating into 385 potential dwelling units.

Table 36

VACANT LAND INVENTORY
NON-CONSTRAINED ACREAGE
UNINCORPORATED AREA
1999

Land Inventory	Density Range	Vacant Acres*	Estimated Units
Very Low Density Residential	Less than 1 du/acre	72,396	20,376

Urban Residential	1 - 10.89 du/acre	10,957	19,098
Multiple Residential	10.9 - 19.99 du/acre	5	78
High Density Multiple Residential	20.0 du/acre & above	157	5171
Mixed-Use ** (Comm. & Res.)	-	126	3,684
Manufactured Housing**	-	101	385
Transitional & Emergency Shelter	Homeless facilities are allowed by-right in the RU, RC, C31, and C34 zones.		
Redevelopment & Infill Potential***	-	109	-

*Excludes Indian reservations. **Mixed-Use and Manufactured housing category overlaps with data contained within the density range categories for purposes of illustrating areas in the County where both commercial and residential uses are allowed.
***Redevelopment/Infill data from SANDAG; acres may not necessarily be vacant.

Source: County Department of Planning & Land Use Geographical Information System (GIS)

Additionally, there are approximately 616 vacant mobilehome acres that can yield 1,457 units in the rural communities of Desert, Mountain Empire, and North Mountain. Residents in these communities are primarily groundwater dependent and tend to utilize septic systems. In 1998, the County Department of Planning and Land Use performed a study that concluded that it was possible to purchase an acre of land in the rural area, install a septic system, drill a well, and transport and set up a used mobilehome onto a vacant parcel for approximately $50,000. Based upon a loan of $50,000, a 30-year mortgage at the current 8 percent interest rate would result in a payment of $366 per month. This would allow very low and low-income households to afford house payments, based upon a monthly house payment of no more than 30 percent of their monthly household income.

In 1999, the California Department of Housing and Community Development defined a very low family household as a household earning $21,000 per year, and a low-income household as a household earning $33,600 per year (these are two person households, income limits are adjusted for household size). It was concluded that the cost of a mobilehome could be made affordable to very low and low-income households since the 30 percent calculation results in a monthly housing expense for a household income of $21,000 per year to equal $525, an amount that exceeds the $366 per month needed to pay back a $50,000 loan on a 30-year mortgage with an interest rate of 8 percent.

Approximately 38 percent of the agricultural workforce in the region are located in the unincorporated area, with an estimated 1,700 rural homeless farm workers and day laborers. There are approximately 51,257 acres of non-constrained Limited (A70) and General (A72) agricultural land in the unincorporated area. Since the County allows agricultural housing by-right for 12 or fewer agricultural employees and their families in agricultural zones within rural areas, a portion of the County's low-income regional share will be accommodated through existing agricultural zoning. Furthermore, employee housing for 6 or less workers is allowed by right in all residential zones. This provides housing for domestic employees and agricultural employees in the more urbanized agricultural areas of the county.

Finally, a portion of the low-income regional share will be accommodated through adopted specific plans where developers have reserved housing units for low-income households. The 4S Ranch and Orchard Run Specific Plans are slated to develop approximately 174 units for low-income households.

Overall, the County will meet its regional share through existing zoning and policies and action programs contained within this Housing Element. Table 37 *(Quantified Objectives)* illustrates the County's quantified objectives based on this Housing Element's policy action programs and probable private sector activity during the next five years. Through County housing administered funded programs, it is projected that approximately 975 new affordable housing opportunities will be provided in the unincorporated area for very low to moderate-income households. It is also projected that 290 units will be rehabilitated and 180 units will be conserved for very low and low-income households.

County projections for new affordable housing opportunities, housing rehabilitation, and housing conservation is based on the current availability of funding resources and incentive programs (i.e., density bonuses). Reductions in the amount of funding made available from federal and state programs for housing programs administered by local jurisdictions has limited their ability in meeting their regional housing needs for very low, low, and moderate-income households. The County will be able to exceed its quantified objectives if federal and state funding for existing housing programs is increased and/or additional programs are created.

With respect to housing affordability, the unincorporated area of the County is home to some of the least expensive communities in the region. In 1998, the median price of resale homes in Borrego Springs, Julian, Spring Valley, Lakeside, and in rural areas of East County and North County Inland was no higher than $175,000.[22] Recent Board

[22] San Diego Union Tribune, San Diego Home Resales 1998

actions such as the permit processing streamlining project and fee reductions for residential building permits will potentially make it more attractive for residential private developers to provide more moderately priced units in the unincorporated area.

Since there is adequate non-constrained vacant land with infrastructure and public services to accommodate the County's moderate and higher income regional share of the total housing need, it is projected that the private sector will provide approximately 3,600 moderate and 5,307 market rate units over the next five-years.

Table 37

**QUANTIFIED OBJECTIVES
BASED ON POLICY ACTION PROGRAMS
AND PROBABLE PRIVATE SECTOR ACTIVITY**

Income Level	*New Opportunities*		*Rehabilitation*	*Conservation*
	Action Programs	**Private Sector**	**Action Programs**	**Action Programs**
Very-Low	**360**	**0**	**165**	**120**
Low	**215**	**0**	**125**	**60**
Moderate	**400**	**3,600**	**0**	
Other	**0**	**5,307**		

Totals	**975**	**8,907**	**290**	**180**

Preservation of At-Risk Housing Developments

California Government Code Section 65583(a)(8) requires that housing elements prepared by jurisdictions provide an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

Assisted housing developments are defined as multifamily rental units that receive government assistance through state and local multifamily revenue bond programs, CDBG funds, redevelopment funds, local in-lieu fees, local density bonus or inclusionary housing programs, or any other federal, state, and local program. The County's analysis of at-risk units includes the following:

- An inventory of at-risk units for the period between July 1, 1999 to June 30, 2009, including a list of each development, type of government assistance received, date of expiration, and the total number of units at-risk of converting to market rentals;
- A cost analysis that estimates the cost of preserving at-risk units and the cost to replace at-risk units with new construction;
- A list of non-profits in the region with the legal and managerial capacity to acquire and manage at-risk developments; and
- A list of all federal, state, and local financing and subsidy programs that can potentially be used to preserve at-risk units.

Inventory of At-Risk Units

At-risk units are located in housing developments where an owner or developer receive some form of government assistance for the acquisition, development, maintenance, or preservation of housing. In return, a percentage of the total units of the development are reserved for senior and low-income households at reduced rents. These units are considered at-risk when the term required to reserve the units is due to expire.

During the 1991-1999 Housing Element cycle, a variety of financing options were offered to the owners and purchasers of HUD or County assisted at-risk developments in the unincorporated area prior to the expiration of the contracts. Financing and other options were discussed with each owner in an attempt to extend the period of affordability.

Of the 13 at-risk developments with 384 low or very low-income reserved units, five developments with 204 reserved units were preserved and eight developments with 180 reserved units converted to market rental units. The financing program used in the purchase or refinancing of at-risk developments in the unincorporated area was the LIHPRHA Refinancing Program for HUD financed developments.

During the next 10 years (July 1, 1999 to June 30, 2009), there are 28 housing developments totaling 336 senior and low-income reserved units that are at-risk of converting to market rentals. The County will continue to contact owners of at-risk developments at least 18 months prior to expiration of contractual obligations to promote continued affordability and to review the potential use of financing programs and incentives to continue the preservation of affordable units.

The following is an inventory of housing developments with reserved units that are due to expire during the next 10 years. There are no at-risk HUD-financed developments in the unincorporated area nor are there any County multifamily housing revenue bond projects that are due to expire.

<u>County Density Bonus Programs</u>

- 1302 Helix St. (Spring Valley) - Expires; June, 2002
  58 total units/23 reserved units

- 1228 Sumner Ave (El Cajon) - Expires: June, 2001
  48 total units/19 reserved units

- 1212 Persimmon Ave (El Cajon) - Expires: July, 2000
  30 total units/6 reserved units

- 12709 Mapleview St. (Lakeside) - Expires: June, 2000
  80 total units/17 reserved units

- 1236 Persimmon Ave (El Cajon) - Expires: June, 2001
  16 total units/3 reserved units

- 1221 Oro St. (El Cajon) - Expires: August, 2001
  31 total units/6 reserved units

- 1123 Persimmon Ave (El Cajon) - Expires: August, 2001
  8 total units/1 reserved unit

- 9345 Wintergardens Blvd (Lakeside) - Expires: April, 2002
  16 total units/3 reserved units

- 8881 Lamar St. (Spring Valley) - Expires: April, 2003
  14 total units/3 reserved units

- 121 North Ramona St. (Ramona) - Expires: September, 2002
  52 total units/5 reserved units

- 1133 Persimmon Ave (El Cajon) - Expires: September, 2002
  14 total units/1 reserved unit

- 420 Smilax Road (Vista) - Expires: June, 2003
  110 total units/22 reserved units

- 240 East Fallbrook St. (Fallbrook) - Expires: November, 2003
  75/total units/11 reserved units

- 1219 Persimmon St. (El Cajon) - Expires: September, 2005
  48 total units/18 reserved units

- 212 East Fallbrook St. (Fallbrook) - Expires: May, 2002
  27 total units/11 reserved units

- 10836 Calle Verde (Valle de Oro) - Expires: April, 2002
  90 total units/36 reserved units

- 9703 Wintergardens Blvd (Lakeside) - Expires: May, 2004
  100 total units/40 reserved units

<u>HUD Section 8 Moderate Rehabilitation Projects</u>

- 418 Grand Avenue (Spring Valley) - Expires: September, 2000
  4 total units/all reserved

- 12621 Lindo Lane (Lakeside) - Expires: July, 2001
  4 total units/all reserved

- 12653 Lindo Lane (Lakeside) - Expires: September, 2001
  4 total units/all reserved

- 12627 Lindo Lane (Lakeside) - Expires: January, 2002
  3 total units/all reserved

- 829 Grand Avenue (Spring Valley) - Expires: November, 2002
  6 total units/all reserved

- 9258 Birch Street (Spring Valley) - Expires: January, 2004
  12 total units/9 reserved

- 437 Grand Avenue (Spring Valley) - Expires: February, 2004
  15 total units/all reserved

- 12606 Lakeshore Drive (Lakeside) - Expires: November, 2007
  34 total units/28 reserved

- 2916/2918 Apricot Lane (Spring Valley) - Expires: December, 2007
  2 total units/all reserved

- 2922/2924 Apricot Lane (Spring Valley) - Expires: January, 2008
  4 total units/all reserved

- 130 14th Street #11 (Ramona) – Expires: June, 2000
  32 units at-risk units

Cost for Replacing At-Risk Units

It is estimated that the cost (at current market rates) of preserving the 336 at-risk units could total approximately $21,168,000. This estimate is based on an average purchase price of existing comparable units in the San Diego region. The following provides a breakdown of preservation estimates.

Total number of at-risk units	=	336
Average unit of comparable cost	=	$63,000
Estimated Preservation cost	=	$21,168,000

It is estimated that it will be more expensive to develop new units to replace existing at-risk units. The cost (at current market rates) of preserving the 336 units with new construction is estimated at approximately $30,240,000. This estimate is based on an average price of constructing comparable units in the region. The following provides a breakdown of preservation estimates.

Total number of at-risk units	=	336
Average unit of comparable cost	=	$90,000
Estimated Preservation cost	=	$30,240,000

Preservation Assistance for At-Risk Units

It is the County's intent to preserve as many of the 336 at-risk units as feasible. In an attempt to preserve the affordability of these units, the County will provide technical assistance and make available competitive HOME and CDBG funding through its semi-annual Notice of Funding Availability (NOFA) process.

The County will also facilitate any links between non-profit housing organizations that may have an interest in acquiring at-risk developments with property owners. Table 38 *(Non-Profits)* is a sampling of some of the non-profits in the County that have the legal and managerial capacity to acquire and manage at-risk developments.

If an owner of an at-risk development is interested in selling their property, the County will provide the owner with a written list of the potential financial resources and incentives. These may include loans, grants or subsidies from County CDBG or HOME funds, tax-exempt bonds or tax credits, non-profit lenders or conventional lenders. The County will also assist the owner in contacting non-profits that may be interested in acquiring the development to maintain their affordability.

Table 38

NON-PROFITS
San Diego County
1999

Community Housing of North County	1820 South Escondido Blvd., Suite 101	Escondido
Habitat for Humanity	3562 Grove Ave.	Lemon Grove
San Diego Interfaith Housing Foundation	2130 Fourth Ave.	San Diego
Lutheran Social Services	3101 Fourth Ave.	San Diego
South Bay Community Services	315 Fourth Ave. Suite E	Chula Vista
Vietnam Veterans of San Diego	4141 Pacific Highway	San Diego
North County Interfaith Council	430 North Rose Ave.	Escondido
YMCA Youth & Family Services	4080 Centre St. Suite 101	San Diego
Catholic Charities	4575-A Mission Gorge Place	San Diego
EYE Counseling & Crisis Services	200 North Ash St. #110	Escondido
Episcopal Community Services	P.O. Box 33168	San Diego
MAAC Project	22 West 35th St.	National City

Source: County Department of Housing and Community Development

The County will provide technical assistance to non-profits or private developers interested in acquiring, financing, preserving, and managing an affected property. Interested non-profits or private developers will usually evaluate the following before making a commitment:

- The feasibility of acquiring and rehabilitating the property;
- Financing options (if non-LIHPRHA);
- Condition of the affected property;
- The property owner's motivation and likelihood of sale;
- Tenant interest; and
- An analysis of any potential relocation costs.

Once a determination has been made to move forward with the acquisition of an at-risk development, predevelopment financing is secured, on-site inspections are conducted and negotiations are conducted for the purchase price of the development. If it is a LIHPRHA at-risk development, HUD requires a plan of action submittal. During the next stage, financial applications are submitted and the architecture and engineering is completed. If it is a LIHPRHA development, negotiations with HUD regarding the plan of action are completed. Completing the acquisition involves securing the financial commitment, preparing and reviewing final loan and closing documents, finalizing plans, and receiving any necessary permits.

The County will consider a variety of financial resources and incentives to preserve as many of the 336 at-risk units as possible. However, the preservation of at-risk units is subject to funding availability. HUD's LIHPRHA program is the primary source of funding for HUD financed developments in the County. The following provides a list of financial resources that could potentially be used to preserve at-risk developments:

- HUD LIHPRHA program funding
- Tax-Exempt Mortgage Revenue Bonds
- Community Reinvestment Act lending activities (private lending institutions)
- Home Investment Partnership (HOME) program funding
- Community Development Block Grants (CDBG)
- Federal and State Multifamily Housing Loan programs

- Various local and national non-profit organizations, such as Local Initiatives Support Coalition (LISC), San Diego Community Foundation, etc.

- The County's Housing Development Fund

- Redevelopment tax increment set-aside funds for housing. Pursuant to State Redevelopment Law, 20% of tax increment generated from a redevelopment project area is required to be set-aside for moderate to low-income housing activities.

  The Upper San Diego River Improvement Project (USDRIP) is the only adopted redevelopment project area in the unincorporated area. Since redevelopment goals have not come to fruition and tax increment generation has not been significant, the Board is considering the future of the USDRIP redevelopment project area. Any redevelopment set-asides derived from tax increment revenues will be redirected to County HCD for housing and housing related activities.

- County Housing Authority Administrative or Operating Fees. These fees could potentially be used for the preservation of at-risk developments if they are not programmatically committed for other affordable housing activities, HUD housing, or administrative or operating requirements. Use of these funds requires the approval of the Housing Authority's Board of Commissioners.

Local Entitlement Funding Availability

The county issues a semi-annual Notice of Funding Availability (NOFA) to non-profit organizations, private entities, and other housing and service providers to solicit proposals to fund affordable housing developments and related service programs. The NOFA process has proven to be effective in providing the most efficient utilization of home and community development block grants (CDBG) funds for meeting local affordable housing needs.

Funds are awarded on a competitive basis, thereby enabling staff to prioritize funding requests based on specific housing needs. Applicants are assessed for their ability to demonstrate that their funding request is necessary to make their development proposal financially feasible, and that it will significantly benefit the effort to increase the supply of affordable housing. Applicants are also expected to submit a favorable project pro-forma, and demonstrate a strategy for leveraging funds.

The amount of funding available through the NOFA process is based on the unallocated HOME and CDBG housing funds that become available at the beginning of each year. Prior to issuing the NOFA, approximately $1 million of CDBG housing funds and $400,000 of HOME funds are allocated to the county's housing rehabilitation programs. Annually, approximately $2.5 million of local entitlement funding is made available through the NOFA. This total combines an estimated $1.25 million from each of the two funding sources, HOME and CDBG. Therefore, during this housing element cycle it is estimated that approximately $12.5 million of CDBG and HOME funds will be available to implement the policies and action programs contained within this Housing Element.

Funding proposals utilizing HOME and CDBG funds for at-risk developments are in competition with new construction and acquisition/rehabilitation developments. This is due to the high demand for these limited funding resources. The primary consideration for determining funding priorities is the amount of benefit a community will receive. Consequently, development proposals requesting a lesser amount of funding with a higher ratio of very low-income occupancy will be considered a higher funding priority.

Another source of local government funding for providing affordable housing opportunities is through redevelopment tax increment set-aside funds. Pursuant to State Redevelopment Law, 20% of tax increment generated from a redevelopment project area is required to be set-aside for moderate to low-income housing activities. However, as a funding resource, the County is limited to only the use of its federal entitlement funding (CDBG and HOME) because it receives a limited amount of redevelopment set-aside funds.

The Upper San Diego River Improvement Project (USDRIP), the only adopted redevelopment project area in the unincorporated area, is projected to generate approximately $158,000 in redevelopment set-aside funds during the upcoming year. However, redevelopment goals and tax increment generation monies have not come to fruition in the USDRIP project area. Consequently, the Board is considering the future of the USDRIP project area. Any redevelopment set-asides derived from tax increment revenues will be directed to County HCD for housing and housing related activities.

APPENDIX 2
PREVIOUS POLICY EVALUATIONS
1991 – 1999 HOUSING ELEMENT